

THE STATE OF SOUTH CAROLINA,

COUNTY OF GREENVILLE

KNOW ALL MEN BY THESE PRESENTS, That Realty Corporation

a corporation chartered under the laws of the State of South Carolina and having its principal place of business at Greenville in the State of South Carolina for and in consideration of the sum of Five (\$5.00) DOLLARS, and other valuable consideration

to it in hand duly paid at and before the sealing and delivery of these presents by the grantee hereinafter named (the receipt whereof is hereby acknowledged), has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto D.W. Cochrane, F.C.-

Lupo and C.E. Hatch, as Trustees of Augusta Road School District No. 8 in Greenville County, South Carolina: All that certain lot or parcel of land situate, lying and being in the County and State aforesaid, on the southern side of Woodvale Avenue, and being better known and designated as Lot No. 238 in the Traxler Park property of the Realty Corporation, according to a plat made by R.E. Dalton, Engineer, and having according to said plat the following notes and bounds, to-wit:

Beginning at a stake on the South side of Woodvale Avenue, the joint corner of lots Nos. 237 and 238, and running thence with the joint line of said lots S. 25-23 E. 225 ft. to a stake in line of Lot No. 293; thence with the line of Lot No. 293, N. 64-37 E. 70 ft. to a stake, corner of Lot No. 239; thence with line of said Lot N. 25-23 W. 225 ft. to a stake on Woodvale Avenue; thence along the Southern side of Woodvale Avenue approximately S. 64-37 W. 70 ft. to the point of beginning.

As part of the consideration for this deed the grantee agrees to pay its pro rata share of the costs of such improvements as will be made with regard to grading, sewers, sidewalks, gutter curbing, and road improvements fronting this lot, or on this lot and payments are to be made upon completion of the work.

The grantor is to have the privilege to erect or install sewerage, water, sidewalk, telegraph or telephone poles, without cost of any compensation to grantee.

State of South Carolina, County of Greenville.

For value received, I hereby release the within described lot of land from the lien of mortgage executed and delivered by Realty Corporation on July 1st, 1915, for the sum of twenty-eight thousand dollars, recorded in R.M.C. office for Greenville County in Mortgage book 49, page 112; this 26th, day of Sept. 1923.

Witnesses:

J. Theo. Solomons, Jr. H.O. Bain.

D.T. Smith

State of South Carolina, County of Greenville.

Personally appeared before me H.O. Bain who being duly sworn, says that he saw the above named D.T. Smith sign, seal and deliver the above written Release and that he with J. Theo. Solomons, Jr. witnessed the execution thereof.

Sworn to before me this 26th, Sept. 1923.

J. Theo. Solomons, Jr. H.P. S.C.

H.O. Bain

(1) No dwelling house shall be erected upon this lot costing less than \$5000, nor nearer to the abutting sidewalk than 50 ft. (2) This lot shall be used for residential purposes only. (3) The lot herein conveyed, nor any part thereof, shall never be sold, rented, or otherwise disposed of to persons having any percentage of Negro blood. (4) Nothing shall be maintained upon the lot herein conveyed which will constitute a nuisance in any way injure the value of the adjacent lots.

TOGETHER with, all and singular, the rights, members, hereditaments and appurtenances to the said premises belonging or in anywise incident or appertaining.

TO HAVE AND TO HOLD, all and singular, the premises before mentioned unto the grantee hereinabove named, and their Successors in Office, heirs and assigns forever, subject, however, to the following restrictions, to-wit:

And the said granting corporation does hereby bind itself and its successors to warrant and forever defend all and singular the said premises unto the grantee hereinabove named, and their Successors in Office, heirs and assigns, against itself and its successors, and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

In witness whereof the said granting corporation has caused its corporate seal to be hereunto affixed and these presents to be subscribed by its duly authorized officers D. B. Traxler Pres. & Treas. & J. Theo. Solomons, Jr. Secy.

on this the 25th day of September in the year of our Lord one thousand nine hundred and twenty-three and in the one hundred and forty eighth year of the Sovereignty and Independence of the United States of America.

Signed, Sealed and Delivered in the Presence of W.P. Childers and S.D. Willis

Realty Corporation D. B. Traxler, Pres. & Treas. J. Theo. Solomons, Jr. Secy.



Revenue Stamps Cancelled, \$ and cents.

STATE OF SOUTH CAROLINA, County of Greenville

PERSONALLY appeared before me S.D. Willis and made oath that he saw

D. B. Traxler as President & Treasurer and J. Theo. Solomons, Jr. as Secretary

of Realty Corporation a corporation chartered under the laws of the State of South Carolina sign, seal with its corporate seal, and as the act and deed of said corporation deliver the within written deed, and that he with

W.P. Childers witnessed the execution thereof.

SWORN to before me, this 25th day of September A. D. 1923

S.D. Willis Notary Public for South Carolina

Recorded April 2nd 1924

END OF DOC.