

Colonia Company

DEED TO

L.A. James

State of South Carolina,

COUNTY OF Greenville

KNOW ALL MEN BY THESE PRESENTS, That Colonia Company

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 Twelve hundred and fifty DOLLARS, 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

L.A. James, All that piece, parcel or lot of land in the State and County aforesaid, about three miles Northwest of the City of Greenville and being a part of the Sans Souci Lands, and having the following metes and bounds, to wit:

Beginning at an iron pin on East side of Clarendon Avenue, also Mannings corner; thence with Mannings line S. 43° 50' E. 350 feet to an iron pin; thence S. 46°-10 W. 260 feet to an iron pin; thence N. 43°-50' W. 350 feet to an iron pin on Clarendon Avenue; thence with Clarendon Avenue N. 46-10 E. 260 feet to beginning corner, containing 2.08 acres, more or less, and in accordance with survey made by F.G. Rogers, D.S. Oct. 1911.

Subject to the following limitations, conditions and stipulations.

First, That said property shall be used for residential purposes for white persons only, this not to apply to servants.

Second, That no residence shall be erected on this lot or sub-division thereof to cost less than Thirty-five hundred Dollars, and there shall be built a residence thereon within twelve months from date hereof.

Third, That the purchaser hereof, his heirs, administrators, executors, successors or assigns shall be amenable to sanitary rules and regulations passed by a majority of the holders of property purchased from Colonia Company.

These stipulations, conditions and limitations are material and have materially affected the purchase price hereof and are therefore conditions subsequent.

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

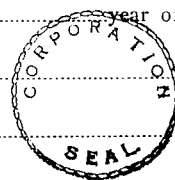
TO HAVE AND TO HOLD, all and singular, the premises before mentioned unto the grantee...hereinabove named, and his heirs and assigns forever.

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 his 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, to wit, W.J. Thackston, President and Treasurer on this the 12th, day of December, in the year of our Lord one thousand nine hundred and eleven, and in the one hundred and thirty-fifth year of the Sovereignty and Independence of the United States of America.

Signed, Sealed and Delivered in the Presence of W.G. McDavid, A.C. Dawson.

Colonia Company By W.J. Thackston, President and Treasurer.



STATE OF SOUTH CAROLINA,

COUNTY OF Greenville

Personally appeared before me W.G. McDavid and made oath that he saw the within named Colonia Company by its duly authorized officers, W.J. Thackston, President and Treasurer sign, seal with its corporate seal, and as the act and deed of said corporation deliver the within written deed, and that A.C. Dawson, witnessed the execution thereof.

SWORN to before me, this 11, day of Dec., A. D. 1911.

T.G. Davis (SEAL) Notary Public for South Carolina.

W.G. McDavid

Recorded for December 15th, 1911.