

State of South Carolina,  
County of Greenville.

KNOW ALL MEN BY THESE PRESENTS, That, Monaghan Mills, a corporation, incorporated under the laws of the State of South Carolina, with its principal office of business in Greenville, County, State of South Carolina, for and in consideration of the sum of Two hundred and fifty (\$250.00) Dollars, to it in hand duly paid at or before the sealing and delivery of these presents by J.O. Sutton hereinafter referred to as the Grantee ( the receipt whereof is hereby acknowledged), has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the said Grantee that certain lot or parcel of land situate in the State of South Carolina, Greenville County. All that certain lot of land known and designated as Lot Number Six (6) of Monaghan Annex as shown on plat recorded in Plat Book C. at page 63, R.M.C. office for said County, and having the following metes and bounds, to wit: BEGINNING at a stake on the southeast corner of Smyth Street and Parker Road, and running thence [with Parker Road] S. 48-<sup>1</sup>/<sub>4</sub> E. One hundred fifteen and three-tenths feet (115.3) to a stake, corner of Lot No. 1; thence with line of Lot No. 1 in a southerly direction sixteen and four tenths (16.4) feet to a stake, corner of Lot No. 5; thence with line of Lot No. 5 in a northwesterly direction one hundred ten (110) feet to a stake on the east side of Smyth Street; thence with Symth Street N. 10-45 E. twenty-nine and three-tenths (29.3) feet to the beginning corner.

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 forever, against itself and its successors, and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

This deed is subject to the following restrictions, which shall apply for a period of twenty-five years from date thereof:

First: The property herein conveyed or any part thereof is not to be sold, rented or otherwise disposed of to persons of African descent.

Second: No liquor or Ardent spirits are to be sold on the property.

Third: No dwelling house shall be built thereon to cost less than Five hundred Dollars, but any persons may use two or more lots, placing one residence thereon.

Fourth: No building shall be erected nearer the street than the building line shown on the said plat which is ten feet from the Street.

Fifth: No use shall be made of the lots sold, or any part thereof, which would constitute a nuisance or injure the value of any of the neighboring lots.

Sixth: The layout of the lots as shown on the plat shall be adhered to, and no scheme of facing lots in any other direction than that shown on said plat shall be used.

Seventh: The Company reserves the right to lay or place or authorize the laying and placing of electric or other street car tracks, sewer, gas and water pipes, electric conduits or pipes, -

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telephone or electric light poles, or any other work or instruments of public utility on or in any of the streets as shown on the plat of this property without compensation to any lot owner. In event of a violation by the purchaser of the first restriction above, the title of this tract shall revert to the Grantor, except as against lien creditors; and in event of a violation of any of the other above provisions, the Grantor shall have the right to enforce the same by proper procedures.

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:

Thos. M. Marchant, President and M.M. Trotter, Jr., Secretary on this the \_\_\_\_\_ day of \_\_\_\_\_, September in the year of our Lord one thousand, nine hundred and thirteen and in the 138th. year of the sovereignty and independence of the United States of America.

Signed, sealed and delivered in the presence of:

L. Hanckle,

Roy Williams,

Monaghan Mills,

Thos. M. Marchant, Presd.

and M.M. Trotter, Jr. Secty.

State of South Carolina,

County of Greenville.

Personally appeared before me Roy Williams and made oath that he saw Thos.M. Marchant as President and M.M. Trotter, Jr. as Secretary of Monaghan Mills, 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 L. Hanckle witnessed the execution thereof.

Sworn to before me this 22nd, day

September A.D. 1913.

D. Cardwell, Jr. (L.S.)

Notary Public for S.C.

Roy Williams.

Recorded for September 27th, 1913.