

STATE OF SOUTH CAROLINA,

County of Greenville

KNOW ALL MEN BY THESE PRESENTS, That Bradley Bonded Warehouse Co 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 Seven hundred DOLLARS, to it in hand duly paid at or before the sealing and delivery of these presents by John Austin 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.

near the Eastern limits of the City of Greenville, in section known as Nickeltown and being known and designated as Lots Nos. 1 and 2 of Block A., of Jefferson Heights, as shown by plat made by W.D. Neves, October 1912, and recorded in plat book C., pages 34 and 35 and having the following metes and bounds as shown by said plat: Beginning at a pin on the east side of First Avenue, at the intersection of Nickle Street, and running thence N. 81-40 E. 87 feet 5 inches to a pin; thence S. 0-30 W. 50 feet, 10 inches to a pin; thence S. 81-40 W. 87 feet 5 inches to a pin on First Avenue; thence with said First Avenue N. 0-30 W. 50 feet 10 inches to the beginning point.

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 whatsoever 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: No liquor or Ardent spirits are to be sold on the property.
- Second: No dwelling house shall be built thereon to cost less than Dollars, but any person may use two or more lots, placing one residence thereon.
- Third: No building shall be erected nearer the street than the building line shown on the said plat, which is feet from the street.
- Fourth: 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.
- Fifth: 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.
- Sixth: The Company reserves the right to lay or place or authorize the laying or placing of electric or other street car tracks, sewer, gas and water pipes, 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.
- Seventh: In event of a violation by the purchaser of the first restriction above, the title of this tract shall revert to 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 procedure.

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:

W.S. Bradley, Pres. & Treas. and D.B. Traxler, Secy.

on this the 8 day of October in the year of our Lord one thousand, nine hundred and nineteen, and in the one hundred forty-fourth year of the sovereignty and independence of the United States of America.

Signed, sealed and delivered in the presence of: Mimie Hunt, J. Theo. Solomons, Jr. Stamps \$1.00



STATE OF SOUTH CAROLINA, County of Greenville. Personally appeared before me Mimie Hunt and made oath that she saw W.S. Bradley as President & Treas. and D.B. Traxler as Secretary of Bradley Bonded Warehouse Co. 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 J. Theo. Solomons, Jr. witnessed the execution thereof.

Sworn to before me this 8 day of October A. D. 1919. J. Theo. Solomons, Jr. (L. S.) Notary Public for S. C. Mimie Hunt



Recorded for October 10th, 1919.

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 Five hundred and fifty (\$500.00) DOLLARS, to it in hand duly paid at or before the sealing and delivery of these presents by Solomon Austin 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.

And Greenville Township, known as Lot No. 49, on Plat of Monaghan Mills, recorded in Plat Book C, page 63, R. M. C. Office for Greenville County, and having the following metes and bounds, according to said plat, to-wit: Beginning on a pin on the south side of the Parker Road, corner of lot No. 48, and running thence with line of No. 48 S. 37 1/2 W. one hundred and fifty (150) feet to a 10-foot alley; thence with alley N. 51 3/4 W. fifty-five (55) feet to a pin, corner of lot No. 50; thence with line of No. 50 N. 37 1/2 E. one hundred and fifty (150) feet to the Parker Road; thence with said road S. 51 3/4 E. 55 feet to the point of beginning.

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 whatsoever 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:

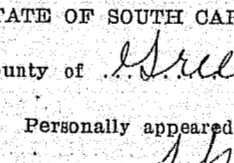
- First: The property herein conveyed or any part thereof is not to be sold, rented or otherwise disposed of to persons of African descent.
- Second: No liquor or Ardent spirits are to be sold on the property.
- Third: No dwelling house shall be built thereon to cost less than One thousand Dollars, but any person 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 fifteen 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 or placing of electric or other street car tracks, sewer, gas and water pipes, 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 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 procedure.

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:

Shos. M. Marchant, President and W. E. Beattie, Treasurer

on this the 17th day of September in the year of our Lord one thousand, nine hundred and fifteen, and in the fortieth year of the sovereignty and independence of the United States of America.

Signed, sealed and delivered in the presence of: J. C. McCall, Herbert Lindsey, Monaghan Mills, Shos. M. Marchant, Pres. and W. E. Beattie, Treas.



STATE OF SOUTH CAROLINA, County of Greenville. Personally appeared before me J. C. McCall and made oath that he saw Shos. M. Marchant and W. E. Beattie as President and Treasurer 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 Herbert Lindsey witnessed the execution thereof.

Sworn to before me this 17th day of September A. D. 1915. J. C. McCall Notary Public for S. C.



Recorded for Dec. 11th, 1919.