

STATE OF SOUTH CAROLINA,

GREENVILLE COUNTY.

KNOW ALL MEN BY THESE PRESENTS, That the POINSETT REALTY COMPANY, a corporation chartered and doing business under and by virtue of the laws of the State of South Carolina, with its principal place of business at Greenville, in the State of South Carolina, for and in consideration of the sum of Ten dollars & 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

C.V. Latham:- All that certain piece, parcel and lot of land lying and being situate on the north side of Crescent Avenue in the City of Greenville, County and State aforesaid, and being known and designated as lot No. 17, upon a plat of Crescent Terrace, said plat being recorded in the office of the R.M.C. for Greenville County in plat book "E" at page 137; and this lot is specifically described by courses and distances as follows:- "Beginning at a point 198.8 feet from Jones Avenue and running thence along line of lot No. 16, N. 5-41 W. 279.4 feet; thence S. 89-07 W. 64.6 feet; thence S. 5-16 E. 284.5 feet to Crescent Avenue; thence along said Crescent Avenue N. 84-40 E. 64.4 feet to the beginning corner".

State of South Carolina, Greenville County. - For value received I, S.K. Tindal, by H.B. Tindal, Attorney in Fact, do hereby release and relinquish the within described property from the lien of a mortgage given to me by the Poinsett Realty Company on the 25th day of June, 1919, in the sum of fifty-two thousand (\$52,000.00) Dollars, which said mortgage is recorded in the office of R.M.C. for Greenville County in Book 42, page 169. In witness whereof I do hereunto set my hand and seal this 31st, day of Jan'y. A.D. 1920. B.A. Morgan, - Howard Caldwell.

State of South Carolina, Greenville County. Personally appears before me Howard Caldwell and made oath that he saw the above named S.K. Tindal, by H.B. Tindal, Attorney in Fact, sign, seal and as her act and deed deliver the above written release and that he with B.A. Morgan witnessed the execution thereof. Sworn to before me this 31st, day of January A.D. 1920. B.A. Morgan (Seal) Notary Public for S.C. Howard Caldwell

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 hereinafter named, and his heirs and assigns forever; subject, however, to the following reservations and restrictions: (1) The property herein conveyed, nor any part thereof, shall never be sold, rented, or otherwise disposed to negroes. (2) The said property shall not be used at any time for any unlawful business or purpose, nor for anything which would constitute a nuisance. (3) The property herein conveyed shall never, at any time, be sold, re-cut or sub-divided so far as to face in any other direction than as shown upon the plat of the same. (4) No buildings shall ever be erected upon the said property within 40 feet of the present line of the street upon which it faces. (5) No buildings, other than outbuildings, appurtenant to a dwelling, costing less than \$ 6000.00 nor of one story construction shall be erected upon the said property within a period of years from date of this instrument.

And the said granting corporation does hereby bind itself and its successors and assigns to warrant and forever defend, all and singular, the said premises unto the grantee hereinafter 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, W.E. Bell, V.-Pres. and Jas. M. Richardson, Secty. & Treas.

on this the 12, day of January in the year of our Lord one thousand, nine hundred and twenty and in the one hundred and 44th year of the sovereignty and independence of the United States of America.

Signed, Sealed and Delivered in the Presence of: Howard Caldwell, J.G. Leatherwood, Poinsett Realty Company, W.E. Bell, V.-Pres. and Jas. M. Richardson, Secty. & Treas. Stamps \$3.50

STATE OF SOUTH CAROLINA, County of Greenville.

PERSONALLY appeared before me J.G. Leatherwood and made oath that he saw W.E. Bell, V.-Pres. and Jas. M. Richardson, Secty. & Treas. of Poinsett Realty Company, 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 Howard Caldwell, witnessed the execution thereof. SWORN to before me this 13th, day of January A. D. 1920 Thos. T. Goldsmith (SEAL) Notary Public for South Carolina.

Recorded March 9th, 1920

STATE OF SOUTH CAROLINA,

GREENVILLE COUNTY.

KNOW ALL MEN BY THESE PRESENTS, That the POINSETT REALTY COMPANY, a corporation chartered and doing business under and by virtue of the laws of the State of South Carolina, with its principal place of business at Greenville, in the State of South Carolina, for and in consideration of the sum of Ten dollars and other considerations

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 J.H. Simpson, his heirs and assigns forever, All that certain piece, parcel and lot of land, lying and being situate on the extension of the Augusta Street near the City of Greenville, County and State aforesaid, and being known and designated upon a plat of Crescent Terrace, which said plat is recorded in the office of the R.M.C. for Greenville County as Lot No. 57. This said lot begins at a point on Augusta Street and 156 feet East of Capers Street and runs thence along Augusta Street S. 46-21 E. 78 feet to lot No. 56; thence along line of lot No. 56 parallel to the first mentioned line 200 feet to lot No. 53; thence along lot No. 53 N. 46-21 W. 78 feet to lot No. 58; thence along the line of lot No. 58 at right angle to this last mentioned line 200 feet to the beginning corner.

(6) Subject to the following condition and reservation in addition to the five below named and numbered: No mercantile building or residential apartment shall ever be erected upon the said property.

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 hereinafter named, and his heirs and assigns forever; subject, however, to the following reservations and restrictions: (1) The property herein conveyed, nor any part thereof, shall never be sold, rented, or otherwise disposed to negroes. (2) The said property shall not be used at any time for any unlawful business or purpose, nor for anything which would constitute a nuisance. (3) The property herein conveyed shall never, at any time, be sold, re-cut or sub-divided so far as to face in any other direction than as shown upon the plat of the same. (4) No buildings shall ever be erected upon the said property within 30 feet of the present line of the street upon which it faces. (5) No buildings, other than outbuildings, appurtenant to a dwelling, costing less than \$ 6000.00 nor of one story construction shall be erected upon the said property within a period of years from date of this instrument. (See above for condition #6)

And the said granting corporation does hereby bind itself and its successors and assigns to warrant and forever defend, all and singular, the said premises unto the grantee hereinafter 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, Louis Sherfesee, as Pres. and Jas. M. Richardson, as Secty. & Treas.

on this the 3rd day of March in the year of our Lord one thousand, nine hundred and twenty and in the one hundred and 44th year of the sovereignty and independence of the United States of America.

Signed, Sealed and Delivered in the Presence of: Mattie A. Rogers, C.B. Martin, Poinsett Realty Co., Louis Sherfesee, Pres. and Jas. M. Richardson, Sec. & Treas. Stamps \$2.50

STATE OF SOUTH CAROLINA, County of Greenville.

PERSONALLY appeared before me Mattie A. Rogers and made oath that she saw Louis Sherfesee, Pres. and Jas. M. Richardson, Secty. & Treas. of Poinsett Realty Company, 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 C.B. Martin, witnessed the execution thereof. SWORN to before me this 4th, day of March A. D. 1920 C.B. Martin (SEAL) Notary Public for South Carolina.

Recorded March 18th, 1920

See a release to the deed, all had book 60 at page 79.