

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...

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

John P. Woodside All that certain piece parcel and strip of land lying and being situated on the south side of Crescent Avenue in the City of Greenville, County and State aforesaid, having a frontage of ten (10) feet upon Crescent Avenue and running back in parallel lines a depth of 285.8 feet to the southern line of Lot 78. Said strip of land lying along side of lot no. 26 and at the rear of lot no. 78, upon the plat of Crescent Terrace which said plat is recorded in the office of the P. M. C. for Greenville County in Plat Book "E" at page 137.

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...

- (1) The property herein conveyed, nor any part thereof, shall ever 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... 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 \$...

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...

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. C. Bell, V. Crest and Jas. M. Richardson Secy & Treas.

Signed, Sealed and Delivered in the Presence of: J. B. Leatherwood, Notary Public for South Carolina. Poinsett Realty Company, W. C. Bell, V. Pres., Jas. M. Richardson, Secy & Treas.

STATE OF SOUTH CAROLINA, County of Greenville.

PERSONALLY appeared before me J. B. Leatherwood and made oath that he saw W. C. Bell, V. Crest, Secy and Treas. and Jas. M. Richardson 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 he, with Howard Caldwell, witnessed the execution thereof.

SWORN to before me this 13th day of January, A. D. 1920. Notary Public for South Carolina. J. B. Leatherwood

Recorded December 10, 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...

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

Paul H. Benson, his heirs and assigns forever: All that certain piece parcel or lot of land situate, lying and being about one-half thereof within and about one-half thereof without the incorporate limits of the city of Greenville, County and State aforesaid, on the west side of Cooper Street, in Crescent Terrace, and being known and designated upon a plat of the Poinsett Realty Company's Property, made by R. C. Dalton on July 1919, as lot no. 82 (and including the adjoining notes and bounds, to-wit: Beginning at a stake on the west side of Cooper Street, joint corner of lots nos. 82 and 83 and running thence along said street N. 5-41 W. 50 feet to a stake on said street, at joint corner of lots 81 and 82; thence leaving said street and running W. 84-19 N. 175 feet to a stake, joint corner of lots nos. 81 and 82, thence S. 5-41 E. 50 feet to stake, joint corner of lots nos. 82 and 83, thence N. 84-19 E. 175 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... hereinafter named, and...

- (1) The property herein conveyed, nor any part thereof, shall ever 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 20 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 \$4,000.00, upon any other building, 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...

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 Shepess as Treas. and Jas. M. Richardson as Secy and Treas.

Signed, Sealed and Delivered in the Presence of: P. A. Baugh, C. B. Martin, Notary Public for South Carolina. Poinsett Realty Co., Louis Shepess, President, Jas. M. Richardson, Secy and Treas.

STATE OF SOUTH CAROLINA, County of Greenville.

PERSONALLY appeared before me P. A. Baugh and made oath that he saw Louis Shepess, President, and Jas. M. Richardson, Secy and 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 he, with C. B. Martin, witnessed the execution thereof.

SWORN to before me this 1st day of January, A. D. 1921. Notary Public for South Carolina. P. A. Baugh

Recorded January 5th, 1921

For a release to this deed, see Deed Book 61 page 34.