

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 W.H. Batson and C.M. Clayton, All that certain lot of land in the County and State aforesaid, in the City of Greenville, on the south side of Tindal Ave. and being known and designated as lot No. 13 on a plat of the property known as Crescent Terrace, which plat is recorded in the office of R.M.C. for Greenville County in Plat Book E, at page 137, and which lot has the following metes and bounds:

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 above described property from the lien of a mortgage given me by the Poinsett Realty Company on June 25th, 1919, recorded in the office of R.M.C. for Greenville County in Book 42, at page 169, being in the sum of \$52,000.00. In witness whereof I do hereunto set my hand and seal this 20, day of October A.D. 1922.

State of South Carolina, Greenville County. Personally appeared before me H.C. Williams who on oath says that he saw the within 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 Jas.M. Richardson witnessed the execution thereof. Sworn to before me this 20, day of October A.D. 1922.

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 their heirs and assigns forever; subject, however, to the following reservations and restrictions:

- (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 25 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 \$... Dollars, 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 their 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, President and Jas. M. Richardson, Secretary and Treasurer

on this the 20th day of October in the year of our Lord one thousand, nine hundred and twenty-two and in the one hundred and 47th year of the sovereignty and independence of the United States of America.

Signed, Sealed and Delivered in the Presence of: W.B. Cox, W.B. Coxe, H.C. Williams. Poinsett Realty Company By Louis Sherfesee, President and Jas. M. Richardson, Secty. & Treas.

STATE OF SOUTH CAROLINA, County of Greenville.

PERSONALLY appeared before me W.B. Coxe and made oath that he saw Louis Sherfesee as President and Jas. M. Richardson as Secretary & Treasurer 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 H.C. Williams, witnessed the execution thereof.

SWORN to before me this 20th day of October A. D. 1922. H.C. Williams Notary Public for South Carolina.



Recorded October 30th, 1922.

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

W.E. Bell, All that certain lot of land in the County and State aforesaid, on the North side of Augusta Street, without the limits of the City of Greenville, known as Lot No. 59 on a plat of the Crescent Terrace property, said plat being recorded in the office of R.M.C. for Greenville County in Book E, at page 137, and which lot has the following metes and bounds: Beginning at a stake on the north side of Augusta Street at the east side intersection of Augusta and Capers Streets, and running thence N. 43.39 E. 246.1 feet to stake; thence S. 16.08 E. 87.3 feet to stake; thence S. 43.39 W. 200 feet to stake on Augusta Street; thence with said Street N. 46.21 W. 78 feet to the beginning.

State of South Carolina, County of Greenville. For Value received, I, S.K. Tindal, by H.B. Tindal, Attorney in Fact do hereby release and relinquish the above described property from the lien of a mortgage given to me by the Poinsett Realty Company on June 25, 1919, recorded in the office of R.M.C. for Greenville County in Book 42, at page 169, and being in the sum of \$52,000.00. In witness whereof, I do hereunto set my hand and seal this 31st day of October A.D. 1922.

(For another Probate to this Deed, see deed book #85, at page 174 )

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 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 \$... Dollars, 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, Louis Sherfesee, President and Jas. M. Richardson, Secretary and Treasurer

on this the 31st day of October in the year of our Lord one thousand, nine hundred and twenty-two and in the one hundred and 47th year of the sovereignty and independence of the United States of America.

Signed, Sealed and Delivered in the Presence of: Sara Stover, H.C. Williams. Poinsett Realty Co. By Louis Sherfesee, Prest. and Jas. M. Richardson, Secty. & Treas.

STATE OF SOUTH CAROLINA, County of Greenville.

PERSONALLY appeared before me Sara Stover and made oath that she saw Louis Sherfesee as President and Jas. M. Richardson as Secretary & Treasurer 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 H.C. Williams, witnessed the execution thereof.

SWORN to before me this 31 day of October A. D. 1922. H.C. Williams Notary Public for South Carolina.

Recorded November 2nd, 1922.