

STATE OF SOUTH CAROLINA,

COUNTY OF GREENVILLE, KNOW ALL MEN BY THESE PRESENTS, That Dixie Realty Co. Inc.

a corporation chartered under the laws of the State of South Carolina, and having its principal place of business at Greenville, in the State of S.C. for and in consideration of the sum of Ten (\$10.00) and other valuable considerations DOLLARS,

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 Mrs. J. Caldwell, her

heirs and assigns. All that certain lot of land in Greenville Township, State and County aforesaid, known and designated as lot number 26 of a subdivision known as Dixie Heights, according to Plat of same made by L.M. Furman, Jr., Eng., Jan. 14th, 1927, reference being made thereto for a more complete description.

The grantee herein agrees to assume and pay a certain mortgage indebtedness on the above described property in the sum of two hundred fifty (\$250.00) dollars executed to R.J. Rowley, said mortgage maturing in three equal annual payments from Jan. 22nd, 1927, and to bear interest rate of 6% annually.

The grantee herein further agrees to not sell the above described property to, or lease or otherwise dispose of said property to any person or any person of negro descent for a period of thirty five years.

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 her 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, hereinafter named, and her 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 on this the 11th day of May, in the year of our Lord one thousand nine hundred and twenty seven, and in the one hundred and fifty first year of the Sovereignty and Independence of the United States of America. Signed, Sealed and Delivered in the Presence of Lala Putman, A. St. Agnew, Dixie Realty Co. Inc., L. F. Putman, Pres., and Tommie L. Putman, Sec.

Revenue Stamps Cancelled, \$ 1 and 00 Cents.

STATE OF SOUTH CAROLINA, County of Greenville, PERSONALLY appeared before me A. St. Agnew and made oath that he saw L. F. Putman, President and Tommie L. Putman, Secretary, as President and Secretary of Dixie Realty Co. Inc., a corporation chartered under the laws of the State of South Carolina, and as the act and deed of said corporation deliver the within written deed, and that he, with Lala Putman, witnessed the execution thereof. SWORN to before me, this 11th day of May, A.D. 1927, A. St. Agnew, Notary Public for South Carolina. Recorded for June 2nd at 10:30 A.M. 1927

STATE OF SOUTH CAROLINA,

COUNTY OF GREENVILLE, KNOW ALL MEN BY THESE PRESENTS, That Paris Mountain-Caesar's Head Company

a corporation chartered under the laws of the State of South Carolina, and having its principal place of business at Greenville, in the State of South Carolina, for and in consideration of the sum of Ten (\$10.) DOLLARS, and other good and valuable 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 Parolee G. Beattie, All that

certain lot, piece or parcel of land situate, lying and being in the County and State aforesaid, in Cleveland Township, and on the South side of Boho Drive, and having the following metes and bounds, to-wit: BEGINNING at an iron pin corner of lot formerly sold C.B. Hagood and running thence with said line S. 35-0 West 150 feet to a stake; thence with the line of cliff approximately 175 feet to the corner of lot #23; thence N. 60-0 East 150 feet to Boho Drive; thence with Boho Drive S. 40-10 East 50 feet to a curve in road; thence S. 51-20 East 50 feet to the point of the beginning. And being Lot #31, Section "A", development Caesar's Head.

- (1) That the premises shall be used for residential purposes only and that the owner or occupant shall at all times conform to all sanitary and police regulations that may be adopted by the directors of this corporation. (2) That the property shall not be sold, leased or rented to any except white persons. (3) The "Company" reserves the right to enclose Section A, or any part thereof, of the Company's Development, this being the section on which the head and hotel is situated, within a permanent fence and establish and maintain a toll gate or gates at which all persons may be required to pay reasonable admission fees to said Section A, provided however, that no charge shall be made to the owners of the lots within said enclosure, their families and guest, to all of which terms said parties hereto agree. (4) Grantor, for itself, its successors and assigns, covenants and agrees to maintain at all times during the summer months in or near the roadway bounding the above premises and accessible to said premises, a supply of water for domestic purposes and electric current reasonable adequate for lighting purposes, and to permit grantee, her heirs and assigns to connect with and use said water and electric current for all such purposes upon the payment by the grantee of a reasonable charge therefor. Provided, however, that in case the grantor shall cause to be organized a corporation for the purpose of furnishing water and lights to lot owners and should transfer the plant to said corporation; and provided that said corporation should assume the obligation imposed by this covenant; then and in such case the obligation hereby imposed upon the grantor shall cease. This covenant shall attach to and run with the premises hereby conveyed, shall be binding on grantor, its successors and assigns, and shall inure to the benefit of grantee, her heirs and assigns.

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 her 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, hereinafter named, and her 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 on this the 3rd day of June, in the year of our Lord one thousand nine hundred and twenty seven, and in the one hundred and fifty first year of the Sovereignty and Independence of the United States of America. Signed, Sealed and Delivered in the Presence of Parolee White, H.L. Moseley, Paris Mountain-Caesar's Head Co., Sam R. Zimmerman, President, and Herbert Lindsay, Secretary.

Revenue Stamps Cancelled, \$ 2 and Cents.

STATE OF SOUTH CAROLINA, County of Greenville, PERSONALLY appeared before me Parolee White and made oath that he saw Sam R. Zimmerman, President and Herbert Lindsay, Secretary, as President and Secretary of Paris Mountain-Caesar's Head Co., a corporation chartered under the laws of the State of South Carolina, and as the act and deed of said corporation deliver the within written deed, and that H.L. Moseley, witnessed the execution thereof. SWORN to before me, this 3rd day of June, A.D. 1927, B.O. Woodward, Notary Public for South Carolina. Recorded for June 3rd, 1927 at 4:45 P.M.

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