

THE STATE OF SOUTH CAROLINA,

COUNTY OF GREENVILLE.

KNOW ALL MEN BY THESE PRESENTS, That Franklin Real Estate & Investment 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 Five (\$5) 00/100 DOLLARS,

and other valuable consideration to be hereinafter more fully set out and before the sealing and delivery of these presents by the grantee hereinafter named (the receipt whereof is hereby acknowledged), the grantee herein named and released and by these presents does grant, bargain, sell and release unto A. J. Martin

all that certain piece, parcel or lot of land situate about three miles northwest of Greenville, County of Greenville, in the County of Greenville, State of South Carolina, known and designated as lots nos 23 and 24 of the B. E. Keer property, according to a revised plat of Dalton & Jones, Engineers, November 1928, recorded in the P. M. C. Office for Greenville County in Plat Book H, at page 133 and having, according to said plat the following meter and bearings to-wit:

Beginning at a point on the south side of Arlington Avenue, 463 feet from the southeastern intersection of Beacon Street and Arlington Avenue, and running thence along the line of Arlington Avenue N. 83-00 E. 176 feet to a point in the intersection of Arlington Avenue, and an unnamed Street; thence along the line of said unnamed Street S. 5-50 E. 353.5 feet to a point in the intersection of Paris Mountain Avenue, and said unnamed Street; thence along the line of Paris Mountain Avenue S. 84-02 E. 196 feet to a point, joint corner of lots nos 22 and 23; thence along the joint line of lots nos 22 and 23 N. 56-50 E. 353.8 feet to the point of beginning.

As a part of the consideration of the purchase price hereof, the grantee hereby agrees to be governed by the following building restrictions:

- (1) No house to be built on said lot costing less than thirty-five hundred (\$3500.00) Dollars
- (2) Property used for white residence purposes only. Not to apply to servants' houses
- (3) All lot owners to be subject to sanitary rules and regulations passed by majority of property owners in this subdivision.

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.

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 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

on this the 15th day of April in the year of our Lord one thousand nine hundred and twenty-nine and in the one hundred and fifty third year of the Sovereignty and Independence of the United States of America.

Signed, Sealed and Delivered in the Presence of Marrison Peeler and Nettie P. Howard } Franklin Real Estate & Investment Company By B. E. Keer, President and Marguerite Walker, Secretary

S. C. Revenue Stamps Cancelled, \$ 2 and 00 cents.

STATE OF SOUTH CAROLINA, County of Greenville } PERSONALLY appeared before me Marrison Peeler and made oath that he saw B. E. Keer, as President and Treasurer and Marguerite Walker, Secretary of Franklin Real Estate & Investment 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 witness the execution thereof.

SWORN to before me, this 15th day of April, A. D. 192 9 } Marrison Peeler C. L. Bullock (SEAL) Notary Public for South Carolina.

Recorded May 10th 192 9, at 12:20 o'clock, 11 M.

END OF DEED