

THE STATE OF SOUTH CAROLINA,

COUNTY OF GREENVILLE

Know all men by these presents that Franklin Real Estate and Investment Company, a corporation organized under the laws of the State of South Carolina, and having its principal place of business at Greenville, S. C. in the State of South Carolina for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable considerations

has granted, sold, conveyed, released and released unto the person named (the receipt whereof is hereby acknowledged) J. M. Martin

all that certain piece, parcel or lot of land situated upon and being in the State of South Carolina, to-wit: certain parcel of land near the Corporate limits of the City of Greenville, South Carolina and designed as a part of Lot # 7 of property as to be hereinafter more fully described in the plat hereunto attached and State in plat book of said county, 133, and having according to said plat the following metes and bounds:

Beginning at an iron pin at the point of intersection of the west side of Pine Street with the north side of Burlington Avenue and running thence with the west side of Pine Street north 5.51 feet 1.00 feet to a point thence north 33.55 feet 66 feet to a point thence south 5.51 feet East 15.1 feet to a point on the north side of Burlington Avenue thence with the north side of Burlington Avenue north 33.55 feet East 66 feet to the point of beginning.

As a part of this consideration of the purchase price herein the grantee herein agrees to be governed by the following Building Restrictions: 1. No house to be built on said lot containing less than \$3,500.00 2. No property used for white residence purposes shall not to apply to servants' quarters. 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 hereinabove 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 hereinabove 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 fifth day of March 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 N. K. Glenn, C. L. Gullick, Franklin Real Estate and Investment Company, B. E. Geer, President & Treasurer, and Marguerite Walker



STATE OF SOUTH CAROLINA County of Greenville PERSONALLY appeared before me N. K. Glenn and made oath that he saw as

Franklin Real Estate and 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 with C. L. Gullick witnessed the execution thereof.

SWORN to before me, this 7th day of March A. D. 1929 N. K. Glenn C. L. Gullick Notary Public for South Carolina (SEAL)

Recorded Sept 7th 1929 at 2:48 o'clock P. M.

END OF DEED