

man Esq. Master, by deed dated November 19, 1928 and not yet recorded; sold under a foreclosure proceeding brought by the Peoples National Bank of Greenville, against L. P. James et al. It also includes a strip lying between said James land and Berkeley Avenue. It also includes a small triangle lying on the northeast side of Lot No. seven (7) as shown on said plat, with its base resting on said Berkeley Avenue; this being a portion of the original 77 acre tract conveyed to said Colonia Company by Piedmont Savings and Investment Company by deed dated May 19, 1907 and recorded in Record Book XXX at page 3.

Together with all and singular the rights, appurtenances, hereditaments and appurtenances to the said premises belonging in any wise 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 conditions and restrictions:

- (1) Said property shall be used for residential purposes for white persons only (except as to servants of occupants).
- (2) Said land shall not be resubdivided at any time within twenty years from this date so that any lot shall front less than eighty feet on Clarendon Avenue.
- (3) No residence costing less than four thousand dollars (\$4000.00) shall ever be erected on any lot fronting Clarendon Avenue; and no residence costing less than three thousand five hundred dollars (\$3500.00) shall ever be erected on any lot fronting Berkeley Avenue.
- (4) The purchaser and his heirs and assigns shall be amenably to all sanitary rules and regulations which may be adopted from time to time by the owners of lots purchased from Colonia Company.

These are not conditions subsequent, but restrictions running with the land and binding the successive owners and occupants 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 President and Treasurer, W. J. Trackston (who is fully authorized under the by-laws of said corporation to sign this deed) on this the 14th day of November in (the year of our Lord one thousand nine hundred and twenty-eight, - again the one hundred and fifty third year of the sovereignty and independence of the United States of America.

Colonia Company
By W. J. Trackston
(President and Treasurer)



Signed, sealed and delivered in the presence of:
Virginia Trackston
L. P. Patterson

State of South Carolina
County of Greenville

Personally appeared before me Miss Virginia Trackston and made oath that she saw the within signed Colonia Company, a corporation (by W. J. Trackston, its President and Treasurer) sign said with its corporate seal and as the act and deed of said corporation deliver the within written deed, and that she with L. P. Patterson witnessed the execution thereof.

Sworn to before me this fourteenth day of November, A. D. 1928.

L. P. Patterson (Seal)
Notary Public for South Carolina.

Recorded Nov. 16th at 11:30 A.M. 1928.

END OF DEED