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State of South Carolina, }
COUNTY OF Greenville.

KNOW ALL MEN BY THESE PRESENTS, That Verner Springs Water 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 Three hundred fifty 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 Sarah W. Plexico of the City of

Rick Hill South Carolina, all that piece, parcel or lot of land in Greenville Township, Greenville County State of South Carolina, near the incorporate limits of the City of Greenville about three hundred yards west of the Buncombe road, and known as Lot number 63 on a plat of the Verner Springs Water Company recorded in office of Register of Mesne conveyance for Greenville County in Plat Book A. page-Said lot is bounded as follows: Beginning at a stake on the west side of Summit Avenue at the corner of lot number 61 (almost directly in front of the Verner homestead) and running thence in an eastarnly direction one hundred fifty feet six inches to the corner of lots numbers 60 and 62; thence in a northernly direction fifty feet with lot number 62 to the corner of lots 64 and 65; thence with lot number 65 one hundred forty feet six inches in a westernly direction to Summit Avenue; thence with Summit Avenue in a southernly direction fifty seven feet six inches to the beginning corner. The above described property is sold subject to the following conditions which are expressly agreed to-

First:- That the property shall not be sold, rented or otherwise disposed of to any person of the African descent.

Second:- That no building shall be built nearer the street than ten feet from all streets.

Third :- That no use shall be made of the lot sold or any part thereof, which would constitute a nuisance or injure the value of any neighboring lots.

Fourth:- That the lay out of lots as shown on said plans shall be adhered to and no scheme of facing lots in any other direction than shown on said plat shall be permitted.

Fifth:- That the company reserves the right to lay or authorize the laying and placing of electric or other street car tracks, sewer, gas and water pipes, electric conduits or pipes, telegraph telephone and electric poles, or any other instrument of public utility on or in any of the streets of the said Verner Heights without compensation to owner of any lot. In the event, of the violation by purchaser, her heirs or assigns of the first provision above, the title to the lot shall revert to the grantor, except as against lien creditors, and in event of the violation of any of the provisions above the grantor shall have the right to re-entry abatement and suit without liability for damages.

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, C.W. Ellis, President and C.H. Yates, Secretary, on this the twenty third day of June, in the year of our Lord one thousand, nine hundred and nine and in the one hundred and thirty third year of the sovereignty and independence of the United States of America.

Signed, sealed and delivered in the presence of: }
L.A. Williams.
Chas. E. Hicks.



Verner Springs Water Co.
By
C.H. Yates, Secty-Treas.
and
Chas. W. Ellis, Pres.

STATE OF SOUTH CAROLINA,
COUNTY OF Greenville.

Personally appeared before me Chas. E. Hicks and made oath that he saw the within named Verner Springs Water Company by its duly authorized officers, C.W. Ellis President and C.H. Yates, Secretary sign, seal with its corporate seal and as the act and deed of said corporation deliver the within written deed, and that he with L.A. Williams, witnessed the execution thereof

Sworn to before me, this 23rd day of June, A. D. 19. 09.
W.R. Milford. (SEAL)
Notary Public for South Carolina.



Chas. E. Hicks.