

XXX

18157-TITLE TO REAL ESTATE--Brewer Printing Co. Manufacturing Printers and Stationers. Greenville, S. C.

State of South Carolina, }
COUNTY OF Greenville }

KNOW ALL MEN BY THESE PRESENTS, That Colonia 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 Eight thousand Dollars to it in hand duly paid at and before the sealing and delivery of these presents by the grantees 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 Wm. Goldsmith, Jr. as Trustee

for himself, Jos. A. McCullough, C.O. Allen and W.S. Griffin, the tract of land situate in the County of Greenville, State of South Carolina, about three miles from the Court House, containing thirty and one-half acres, more or less, and having the following metes and bounds, to-wit: Beginning at corner of land of Ethel Y. Perry and others; thence N. 6-1/2 W. 12.40; thence S. 83-1/2 W. 15.35; thence N. 37-1/2 W. 72 links; thence N. 44-3/4 W. 1.13; thence N. 59-1/2 W. 64 links; thence N. 83-3/4 W. 98 links; thence S. 53-3/4 W. 80 links; thence S. 31-3/4 W. 50 links; thence S. 16-1/2 W. 8.75; thence S. 23-1/4 E. 6.50; thence N. 83-1/2 E. 21.16 to the beginning.

Being the same tract of land conveyed to grantor by Piedmont Fair Association by deed dated this day.

This deed is, however, subject to the following conditions: *see deed XXX/166*

- (1) No house to be built fronting the present car-line costing less than Thirty-five hundred dollars.
- (2) No house to be built on any other part of said tract of land, costing less than Twenty-five hundred dollars.
- (3) Property to be used for white residence purposes only; these provisions, however, not to apply to servants houses or outbuildings.
- (4) All lot owners to be subject to sanitary rules and regulations, as passed by a majority of property owners, purchasing from the Colonia Company.

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 successors 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 successors 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, W. J. Thackston, President on this the 15th day of November in the year of our Lord one thousand, nine hundred and ten and in the one hundred and thirty-fifth year of the sovereignty and independence of the United States of America.

Signed, sealed and delivered in the presence of: }
E. B. Adams, }
E. M. Blythe, }

Colonia Company
By W. J. Thackston, President
and Treasurer



STATE OF SOUTH CAROLINA, }
COUNTY OF Greenville }

Personally appeared before me E. B. Adams and made oath that he saw the within named Colonia Company by its duly authorized officers, W. J. Thackston, Pres. and Treas. sign, seal with its corporate seal and as the act and deed of said corporation deliver the within written deed, and that he with E. M. Blythe witnessed the execution thereof

Sworn to before me, this 15th, day of November, A. D. 1910
E. M. Blythe (SEAL)
Notary Public for South Carolina.

E. B. Adams