

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 Ten (\$10.00) Dollars and other valuable considerations 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 J. B. Hall

All those certain pieces, parcels or lots of land situate, lying and being in the State and County aforesaid, near the corporate limits of the City of Greenville, being known and designated on a revised plat made February, 1929 by W.M. Rast, Engineer, and recorded in the R.M.C. Office for Greenville County in Plat Book "H", at page 142, as lots Nos. 2, 3, 4, 5, 6, 8, 10, 11, and 12 and 14 and 15, of the property of E.E. Geer, and having, according to said plat, the following metes and bounds, to-wit:

(Lots 2, 3, 4, 5, 6, 8, 9, 10, 11 and 12). Beginning at an iron pin on the south side of Arlington Avenue, which said pin is 60 feet West of the intersection of the South side of Arlington Avenue with the West side of Beacon Street, and running thence S. 5-50 E. 354.7 feet to a point on the North side of Paris Mountain Avenue; thence with the North side of said Avenue, S. 84-02 W. 334 feet to a point, joint corner of Lots Nos. 12 and 13; thence with the joint line of said lots, N. 6-50 W. 155.2 feet to a point joint corner of lots Nos. 6 and 12; thence with the joint line of said lots, N. 83-55 E. 89.4 feet to a point, joint corner of Lots Nos. 5 and 6; thence N. 6-50 W. with the joint line of said lots 200 feet to a point on the South side of Arlington Avenue; thence with the South side of said Avenue N. 83-55 E. 284 feet to the point of beginning.

(Lots Nos. 14 and 15). Beginning at an iron pin on the East side of Franklin Road, joint corner of lot No. 14 and a lot now or formerly belonging to Annie T. Goodlett, which point is 186 feet South of the intersection of Franklin Road and Arlington Avenue, and running thence N. 84-02 E. 220 feet to a point on the west side of a 10 foot alley; thence with the West side of said alley, S. 6-50 E. 116.8 feet to a point, joint corner of Lots Nos. 15 and 16; thence with the joint line of said lots S. 84-02 W. 185.3 feet to a point on the East side of Franklin Road; thence with said Franklin Road N. 23-38 W. 183 feet to the point of beginning, also all the right, title and interest of the Grantor herein in and to a certain ten foot alley lying between lots Nos. 13, 14, 15 and 16.

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

- (1) No house to be built fronting on Arlington Avenue costing less than \$3,500.00.
- (2) No house to be built on any part of said tract costing less than \$3,500.00.
- (3) Property used for white residence purposes only. Not to apply to servants' houses.
- (4) 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 6th 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

H. K. Glenn
L. P. Gullicks

Franklin Real Estate + Investment Co. S. C.
By B. E. Geer, Pres. and Treas.
and Marquette Walker, Secy.

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

STATE OF SOUTH CAROLINA,
County of Greenville

PERSONALLY appeared before me H. K. Glenn and made oath that he saw

B. E. Geer as President & Treas. and
Marquette Walker as Secy.
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 H. K. Glenn witnessed the execution thereof.

SWORN to before me, this 7th day of March, A. D. 1929
L. P. Gullicks (SEAL)
Notary Public for South Carolina.

Recorded March 14th 1929 at 12:25 o'clock, P. M.

END OF DEED