

State of South Carolina, }  
County of Greenville.

KNOW ALL MEN BY THESE PRESENTS That RIVERSIDE LAND COMPANY a corporation chartered under the laws of the state aforesaid, and having its principal place of business at Greenville, in the State aforesaid, for and in consideration of the sum of Three hundred (\$300.00) 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 L.O. Patterson, of the City of Greenville in the County of Greenville, State aforesaid, all that lot of land situate in the County and State aforesaid, being a part of the lands of said Company, known as "Riverside," said lot being known and designated on a plat of said lands made by P.H. Foster, a Licensed Surveyor, (which plat is of record in said office) as lot number Two (2) of block Y fronting fifty-eight and nnnnn 1/10 feet (58.1') nnnnnn on Chicora Avenue, (front boundary line being slightly irregular), and running back therefrom in parallel lines to a depth of one hundred and four and 2/10 feet (104.2') on the Eastern boundary and to a depth of one hundred and twenty-five feet (125') on the Western boundary; being bounded as follows: North by Chicora Avenue, East by lot Three (3) in Block "Y", South by an alley-way running East and West through Block "Y" and West by lot One (1) in Block "Y", measuring on Southern boundary fifty feet (50').

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. Upon the following conditions, however:—  
FIRST.—That the property is not to be sold, rented or otherwise disposed of to persons of African descent.  
SECOND.—That no liquor or ardent spirits are to be sold on the property.  
THIRD.—That no Residence shall be built on said lot to cost less than fifteen hundred Dollars but any person may use two or more lots, placing one residence thereon.  
FOURTH.—That no building shall be erected nearer the street than the building line shown on the said plat, which is ten feet from all streets.  
FIFTH.—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 of the neighboring lots.  
SIXTH.—That the lay out of the lots as shown on said plan shall be adhered to; and no scheme of facing lots in any other direction than that shown on said plat shall be permitted.  
SEVENTH.—That the Company reserves the right to lay and place or authorize the laying and placing of electric or other streetcar tracks, sewer, gas and water pipes, electric conduits or pipes, telegraph, telephone and electric light poles, or any other work or instrument of public utility, on or in any of the streets of said Riverside, without compensation to any lot owner.  
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, to wit, its President and Secretary on this the 29 day of April, in the year of our Lord one thousand, nine hundred and ten (1910) and in the one hundred and thirty-fourth year of the sovereignty and independence of the United States of America

Signed, sealed and delivered in the presence of:  
M.R. Rosborough, }  
J.A. Woodward, }  
Riverside Land Company  
By T.C. Williams, President  
and G.W. Haltiwanger Secretary

State of South Carolina, }  
County of Richland  
Personally appeared before me M.R. Rosborough and made oath that she saw the within named T.C. Williams as President, and G.W. Haltiwanger as Secretary of Riverside Land Company, sign, seal and as the act and deed of said corporation deliver the within written deed, and that she, with J.A. Woodward witnessed the execution thereof.  
Sworn to before me, this 29th, day of April, A. D. 1910. M.R. Rosborough  
J.A. Woodward (SEAL)  
Notary Public for South Carolina.  
Recorded for May 21st, 1910.

State of South Carolina, }  
County of Greenville.

KNOW ALL MEN BY THESE PRESENTS That RIVERSIDE LAND COMPANY a corporation chartered under the laws of the state aforesaid, and having its principal place of business at Greenville, in the State aforesaid, for and in consideration of the sum of Three hundred (\$300.00) 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 Benjamin Jesse Coleman, of the City of Greenville, in the County of Greenville, State aforesaid, all that lot of land situate in the County and State aforesaid, being a part of the lands of said Company, known as "Riverside," said lot being known and designated on a plat of said lands made by P.H. Foster, a Licensed Surveyor, (which plat is of record in said office) as lot number eleven (11) of block "A.A" fronting fifty (50) feet on Colonial Avenue and running back therefrom in parallel lines to a depth of one hundred and twenty-five feet (125'), said lot being in shape a rectangle and bounded as follows: North by Colonial Avenue, East by Lot Twelve (12) in Block A.A., South by an Alley running through Block A.A, and West by lot Ten (10) in said Block A.A.

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. Upon the following conditions, however:—  
FIRST.—That the property is not to be sold, rented or otherwise disposed of to persons of African descent.  
SECOND.—That no liquor or ardent spirits are to be sold on the property.  
THIRD.—That no Residence shall be built on said lot to cost less than fifteen hundred Dollars but any person may use two or more lots, placing one residence thereon.  
FOURTH.—That no building shall be erected nearer the street than the building line shown on the said plat, which is ten feet from all streets.  
FIFTH.—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 of the neighboring lots.  
SIXTH.—That the lay out of the lots as shown on said plan shall be adhered to; and no scheme of facing lots in any other direction than that shown on said plat shall be permitted.  
SEVENTH.—That the Company reserves the right to lay and place or authorize the laying and placing of electric or other streetcar tracks, sewer, gas and water pipes, electric conduits or pipes, telegraph, telephone and electric light poles, or any other work or instrument of public utility, on or in any of the streets of said Riverside, without compensation to any lot owner.  
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, to wit, its President and Secretary on this the 29 day of September, in the year of our Lord one thousand, nine hundred and ten (1910) and in the one hundred and thirty-fifth (135) year of the sovereignty and independence of the United States of America

Signed, sealed and delivered in the presence of:  
M.R. Rosborough, }  
J.A. Woodward, }  
Riverside Land Company  
By T.C. Williams, President  
and G.W. Haltiwanger Secretary

State of South Carolina, }  
County of Richland  
Personally appeared before me M.R. Rosborough and made oath that he saw the within named T.C. Williams as President, and G.W. Haltiwanger as Secretary of Riverside Land Company, sign, seal and as the act and deed of said corporation deliver the within written deed, and that he, with J.A. Woodward witnessed the execution thereof.  
Sworn to before me, this 26<sup>th</sup>, day of September, A. D. 1910. M.R. Rosborough  
J.A. Woodward (SEAL)  
Notary Public for South Carolina.  
Recorded for Oct. 15th, 1910.