TITLE TO REAL ESTATE.—18733—Brewer Printing Co., Greenville, S. C.

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 Six hundred 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 Cleveland & Williams, a corporation duly chartered under the laws of the State of South Carolina, and having its principal place of business at Greenville 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 Carter & Pringle, surveyors, (which plat is of record in said office) as lot number 7 & 8 of block "L", fronting 100 feet on Highlawn Avenue and having a depth of one hundred and sixty-two feet to an alley.

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 its 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 $1500.00 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 10 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 its heirs and assigns, against itself and its successors, and against every person whomsoever lawfuly 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 Twenty-first day of July, in the year of our Lord one thousand, nine hundred and Eleven 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:

B.E. Geer,

Grace E. Minshall

Riverside Land Company
By
H.J. Haynsworth, President
and
J.F. White, Secretary

CORPORATE SEAL

State of South Carolina,
County of Greenville

Personally appeared before me Grace E. Minshall and made oath that he saw the within named H.J. Haynsworth as President, and J.F. White 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 B.E. Geer witnessed the execution thereof.

Sworn to before me, this 25th, day of July, A. D. 1911
H.B. Ingram (SEAL)
Notary Public for South Carolina.

Grace E. Minshall

Recorded for July 25th, 1912.

TITLE TO REAL ESTATE.—18733—Brewer Printing Co., Greenville, S. C.

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 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. Melton 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 Carter & Pringle, surveyors, (which plat is of record in said office) as lot number 6 of block "K" fronting fifty feet on Palmetto Avenue and having a depth of one-hundred and twenty-five (125) feet to an alley

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 $1500.00 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 lawfuly 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 twenty-third day of April, in the year of our Lord one thousand, nine hundred and Twelve and in the one hundred and Thirty-sixth year of the sovereignty and independence of the United States of America

Signed, sealed and delivered in the presence of:

H.C. Williams,

J.M. Minshall,

Riverside Land Company
By
H.J. Haynsworth, President
and
J.F. White, Secretary

CORPORATE SEAL

State of South Carolina,
County of Greenville

Personally appeared before me H.C. Williams and made oath that he saw the within named H.J. Haynsworth as President, and J.F. White 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.M. Minshall witnessed the execution thereof.

Sworn to before me, this 1st, day of May, A. D. 1912
Stephen Nettles (SEAL)
Notary Public for South Carolina.

H.C. Williams

Recorded for August 10th, 1912.