

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 Seventy five and no/100 (\$375.00) 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 E. M. Martin

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 17 of block 3 fronting 50 feet on Colonial Avenue and having the following metes and bounds, to-wit: Beginning at iron pin on northeast corner of Colonial Avenue and Green Street, running thence with Green Street N. 10-15 E. 125 feet to iron pin on west side of foot alley; thence along said alley S. 79-57 E. 50 feet to corner of lot No. 18; thence along line of lot No. 18 S. 10-15 N. 125 feet to an iron pin on Colonial Avenue; thence along Colonial Avenue N. 79-57 W. 50 feet to the beginning corner.

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. 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 \$1,500.00 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 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, to wit, its President and Secretary C. F. Haynesworth and Lydia E. Sullivan on this the 23rd day of April in the year of our Lord one thousand, nine hundred and forty and in the one hundred and thirty eighth year of the sovereignty and independence of the United States of America

Signed, sealed and delivered in the presence of: Susan Monroe and C. F. Haynesworth } Riverside Land Company By C. F. Haynesworth President and Lydia E. Sullivan Secretary

State of South Carolina, }
County of Greenville.

Personally appeared before me Susan Monroe and made oath that she saw the within named C. F. Haynesworth as President, and Lydia E. Sullivan 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 C. F. Haynesworth witnessed the execution thereof.

Sworn to before me, this 23 day of April, A. D. 1914 Susan Monroe Notary Public for South Carolina.

Recorded for Sept 15th 1914

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 and no/100 (\$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 F. C. Bates

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 20 of block 2 fronting 50 feet on Colonial Avenue and having the following metes and bounds, beginning at a stake on the northwest corner of Colonial Avenue and Green Street, and running thence with said Colonial Avenue N. 79-45 W. 50 feet to a stake, corner of lot #19; thence with line of lot No. 19 N. 10-15 E. 125 feet to stake on an alley; thence with said Alley S. 79-45 E. 50 feet to Green Street; thence with said street S. 10-15 W. 125 feet to the beginning corner.

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. 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 \$1,500.00 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 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, to wit, its President and Secretary C. F. Haynesworth and Lydia E. Sullivan on this the 13th day of May in the year of our Lord one thousand, nine hundred and fifteen and in the one hundred and thirty ninth year of the sovereignty and independence of the United States of America

Signed, sealed and delivered in the presence of: Susan Monroe and C. F. Haynesworth } Riverside Land Company By H. J. Haynesworth President and Lydia E. Sullivan Secretary

State of South Carolina, }
County of Greenville.

Stamps #0.50 cents.

Personally appeared before me Susan Monroe and made oath that she saw the within named H. J. Haynesworth as President, and Lydia E. Sullivan 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 C. F. Haynesworth witnessed the execution thereof.

Sworn to before me, this 13th day of May, A. D. 1915 Susan Monroe Notary Public for South Carolina.

Recorded for Dec 29th 1915