

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 Twenty-Five + 00/100 (\$25.00) 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 W. J. Morgan and Annie Mae Morgan

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 _____ of block _____, fronting _____ feet on _____ Avenue _____

Cemetery Lot No. 5, near the Paris Mountain Holiness Baptist Church, said lot measuring twenty (20) feet by twenty (20) feet, and bounded as follows: By a four (4) foot walkway which separates said lot from Paris Mountain Cemetery and from Lots Nos 7 and 3, and adjoins Lot No. 6 in the rear. This lot being a part of the lands of Riverside Land Company situated on the West side of the Paris Mountain Road.

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 their 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 _____ 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 _____ 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.

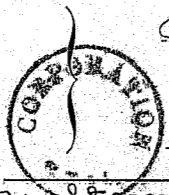
And the said granting corporation does hereby bind itself and its successors to warrant and forever defend all and singular the said premises unto the grantee hereinafter named, and their heirs and assigns, against itself and its successors, and against every person whomsoever lawfully claiming or to 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 third day of April, in the year of our Lord one thousand, nine hundred and thirty-one and in the one hundred and fifty-fifth year of the sovereignty and independence of the United States of America

Signed, sealed and delivered in the presence of:

Alpha Dodd

Hazel Mc Bride



Riverside Land Company

By H. J. Haynesworth President

and Eunice D. Shelton Secretary

State of South Carolina, }
County of Greenville

Personally appeared before me Alpha Dodd and made oath that she saw the within named H. J. Haynesworth as President, and Eunice D. Shelton 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 Hazel Mc Bride witnessed the execution thereof

Sworn to before me, this 3rd day of April, A. D. 1931
W. W. Williams (SEAL)
Notary Public for South Carolina

Recorded for July 22, 1931 at 9.25 a.m.

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 _____ 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 _____

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 _____ of block _____, fronting _____ feet on _____ Avenue _____

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 _____ 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 _____ 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 _____ 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 _____ 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 _____ day of _____, in the year of our Lord one thousand, nine hundred and _____ and in the one hundred and _____ year of the sovereignty and independence of the United States of America

Signed, sealed and delivered in the presence of:

By _____ President

and _____ Secretary

State of South Carolina, }
County of _____

Personally appeared before me _____ and made oath that he saw the within named _____ as President, and _____ 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 _____ witnessed the execution thereof

Sworn to before me, this _____ day of _____, A. D. 19____

Notary Public for South Carolina

Recorded for _____