

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. D. 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... fronting... feet on... Avenue...

Cemetery Lot No. 5, near the Paris Mountain Church, said lot measuring twenty (20) feet and bounded as follows: By a four (4) foot separates said lot from Paris Mountain Lots Nos 7 and 3, and adjoins Lot No. 6 being a part of the lands of Riverside on the West side of the Paris Mountain

Together with all and singular, the rights, members, hereditaments and appurtenances to the said premises belong 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... 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. FIFTH.—That no use shall be made of the lot sold, or any part thereof, which would constitute a nuisance or injury to any person. 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 direction shall be permitted.

SEVENTH.—That the Company reserves the right to lay and place or authorize the laying and placing of electric conduits or pipes, telegraph, telephone and electric light poles, or any other work or instrument of public utility, on or over the said premises, or any part thereof, 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 third day of April 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 and Hazel McBride By H. J. Haynesworth and Eunice D. Shelton 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 McBride witnessed the execution thereof.

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Personally appeared before me Alpha Dodd and made oath that She saw the within named H. J. Haynesworth and Eunice D. Shelton 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 McBride witnessed the execution thereof.

Sworn to before me, this 3rd day of April A. D. 1931 } Alpha Dodd Notary Public for South Carolina

Recorded for July 25 1931 at 9:25 a.m.

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South Carolina Department of Archives and History
1430 Senate Street
Columbia, S. C.

P. O. Box 11,669
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This is to certify that page(s) 169 - End of Book of this volume were blank, ~~at the time~~ of microfilming.

3-26-34
Date

David A. Costine
Cameraman

By _____ President
and _____ Secretary

Sworn to before me, this _____ day of _____ A. D. 19____ } _____ Notary Public for South Carolina

Recorded for _____