

Colonia Company

DEED TO

L.O.Patterson

State of South Carolina,

COUNTY OF Greenville

KNOW ALL MEN BY THESE PRESENTS, That

Colonia Company

a corporation chartered under the laws of the State of South Carolina and having its principal place of business at Greenville in the State of South Carolina for and in consideration of the sum of Five Thousand, six hundred and seventy-five 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, and his heirs and assigns all that certain piece, parcel or tract of land, situate, lying and being in the State of South Carolina, and County of Greenville, about three and one-half miles to the north-west of the County Court-house, having the following metes and bounds, according to a plat thereof prepared by F.G.Rogers, attached hereto, and made a part of this deed, to wit:—Beginning at an iron pin on the Buncombe Road, where the same is intersected by the West line of Clarendon Avenue, and on a corner of a tract of land heretofore conveyed by Piedmont Savings and Investment Company to A.Tanner, and running thence northward and eastward along the west side of Clarendon Avenue, following the curves thereof as the line, five hundred and two (502) feet to a stake by a large hickory at a sharp bend in Clarendon Avenue (this line, when considered as a series of short curves, having approximately the following callings, to wit: N.14 1/2 E.202 feet to a stake; thence N.29 1/4 E.100 feet to a stake; thence N.64 1/2 E.50 feet to a stake; thence S.76 1/4 E.50 feet to a stake; thence S.60 E. 100 feet to a stake by large hickory); thence along the west side of Clarendon Avenue N.46° 10' E.six hundred and eighty-eight (688) feet to an iron pin on corner of lot conveyed by Colonia Company to W.M.James; thence along James's line N.43° 50' W.six hundred and fifty-eight (658) feet and six (6) inches to a stake on line of a three acre lot conveyed by Piedmont Savings and Investment Company to Sans Souci Land Company; thence along line of Sans Souci Land Company S.72 W.two hundred and seventy three (273) feet to a stake on line of lot sold to A.Tanner as aforesaid; thence along the Tanner line to the beginning as follows: S.33 E.ninetyseven and 6/10 (97.6) feet to a stake; thence S.14 W.three hundred and eighty-eight and 7/10 (388.7) feet to a stake; thence S.28 1/2 W.twohundred and thirty-nine and 58/100 (239.58) feet to a stake; thence S.15 W. seventy-two and 6/10 (72.6) feet to a stake; thence S.30-5/8 E.two hundred and twenty-one and 7/10 (221.7) feet to a stake; thence S.7-3/4 E.one hundred and eighty-three and 48/100 (183.48) feet to the beginning corner; containing eleven and 35/100 (11.35) acres, more or less, and being a portion of the tract of land conveyed to Colonia Company by Piedmont Savings and Investment Company by a deed bearing date the 19th day of May, A.D.1907, and recorded in the office of the Register of Mesne Conveyances for said State and County on the 22nd day of May, 1907, in Book "XXX" of Deeds, at page 3.

upon the following conditions, to wit: First, that said property shall be used for residence purposes for white persons only, and no other use or servitude; Second, that no residence shall be erected on this lot or any subdivision thereof, the cost less than three thousand, five hundred dollars (\$3,500.00) and that there shall be built a residence on said lot within twelve months from this date; Third, that the purchaser of said lot and his heirs, executors and administrators and assigns shall be amenable to such reasonable sanitary rules and regulations as may be agreed upon by a majority of the holders of property purchased from Colonia Company the foregoing stipulations and conditions are material and have affected the purchase price of the land hereby conveyed, they are therefore to be construed as conditions subsequent.

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...

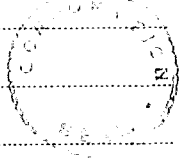
his heirs and assigns forever.

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 Treasurer, W.J.Thackston, who is fully authorized under the laws of said corporation to execute all deeds and similar instruments in its behalf on this the... day of..., in the year of our Lord one thousand nine hundred and eleven (1911), 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 L.L.Dean M.B.Prevost,

COLONIA COMPANY W.J.Thackston President and Treasurer



STATE OF SOUTH CAROLINA,

COUNTY OF Greenville

Personally appeared before me M.B.Prevost and made oath that he saw the within named Colonia Company, a corporation by its duly authorized officers, W.J.Thackston, its President and Treasurer sign, seal with its corporate seal, and as the act and deed of said corporation deliver the within written deed, and that he with L.L.Dean, witnessed the execution thereof.

SWORN to before me, this 28th day of October, A. D. 1911.

T.G.Davis (SEAL) Notary Public for South Carolina.

Recorded for Oct., 31st, 1911.