

Suburban Land Company

DEED TO

Mrs. A.M. Browne

State of South Carolina,

COUNTY OF Greenville

KNOW ALL MEN BY THESE PRESENTS, That Suburban Land 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 Seven hundred and ninety 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...

Mrs. A.M. Browne, All that certain piece, parcel or lot of land situate, lying and being in the County and State aforesaid, being known as Lot No. 44 of Suburban Land Company, in sub-division known as "SanSouci Villa" as surveyed by W.A. Adams and having the following metes and bounds to wit:- BEGINNING at a pin on Brockman Avenue and being the joint corner of Lots 44 and 45 and running thence S. 10-30 W. 91 feet to pin being the joint corner of Lots 43 and 44 on Brockman Avenue; thence S. 57-25 E. 190 feet to pin; thence N. 13-30 E. 88 feet to pin; thence N. 57-25 W. 197 feet to the beginning corner.

Upon condition, however, which is a part of the consideration of this deed and condition subsequent:

- (1) That no house shall be built upon this lot costing less than Fifteen hundred (\$1500.00) Dollars,
(2) that this property or any part thereof shall not be sold, rented or otherwise disposed of to any person of African descent.
(3) That no building shall be erected nearer to the street than the building line shown on the plat of the said property; said line being twenty five feet from the sidewalk.

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 her 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 her 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, on this the 31st day of January, in the year of our Lord one thousand nine hundred and twelve, and in the one hundred and 36th year of the Sovereignty and Independence of the United States of America.

Signed, Sealed and Delivered in the Presence of G.H. Starnes, J.P. Ballenger,

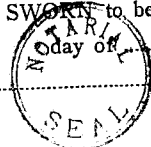
Suburban Land Co. By Raven I. McDavid, Pres. and T.F. Hunt, Sec. & Treas.

STATE OF SOUTH CAROLINA,

COUNTY OF Greenville

Personally appeared before me G.H. Starnes and made oath that he saw the within named Raven I. McDavid as President and T.F. Hunt as Sec. & Treas. of Suburban Land Co. by its duly authorized officers, a corporation chartered under the laws of the State of South Carolina sign, seal with its corporate seal, and as the act and deed of said corporation deliver the within written deed, and that he with J.P. Ballenger, witnessed the execution thereof.

SWORN to before me, this Third day of February, A. D. 1912.



F.G. Spellmeyer (SEAL.) Notary Public for South Carolina.

G.H. Starnes

Recorded for July 31st, 1912.