

Suburban Land Company DEED TO W.M. Carter

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 Six hundred ninety and no/100 (\$690.00) 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.M. Carter, All that certain lot of land near the City of Greenville, County and State aforesaid situate on the West side of the Furman Road in the Block between Young and McCall Streets and known as lot No. 52 of the Sans Souci Villa, and having the following metes and lines: Beginning at an iron pin on the Furman Road, joint corner of lots Nos. 51 and 52 and running thence with said road N. 20-30 E. 60.5 feet to an iron pin, joint corner of lots Nos. 52 and 53; thence with line of lot No. 53 N. 57-25 W. 184.2 feet to an iron pin in the back line of lot 44; thence with the back line of lot 44, S. 13-30 W. 61.6 feet to an iron pin, corner of lot 51; thence along the line of lot 51, S. 57-25 E. 182 feet to an iron pin in Furman Road, the point of beginning.

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 (\$1,500.00) Dollars,
2. That this property nor any part thereof shall 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.

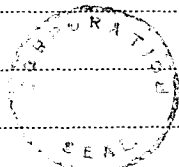
TO HAVE AND TO HOLD, all and singular, the premises before mentioned unto the grantee hereinabove named, and his heirs and assigns forever.

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, on this the 25th day of January, in the year of our Lord one thousand nine hundred and thirteen, and in the one hundred and thirty-seventh year of the Sovereignty and Independence of the United States of America.

Signed, Sealed and Delivered in the Presence of W.C. Willis, F.G. Spellmeyer,

Suburban Land Co. By T.E. Hunt, Pres. and Frank E. Martin, Secty. & Treas.



STATE OF SOUTH CAROLINA,

COUNTY OF Greenville

Personally appeared before me W.C. Willis and made oath that he saw the within named T.E. Hunt, as President and Frank E. Martin, as Sect. & 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 F.G. Spellmeyer, witnessed the execution thereof.

SWORN to before me, this 25th day of Jan., A. D. 1913.



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

W.C. Willis

Recorded for January 25th, 1913.