

Colonia Company

DEED TO

T.O. Lawton, Jr.

State of South Carolina,

COUNTY OF Greenville

KNOW ALL MEN BY THESE PRESENTS, That Colonia Company, by W.J. Thackston

President and Treasurer,

a corporation chartered under the laws of the State of South Carolina and having its principal place of business at Greenville, S.C. in the State of South Carolina for and in consideration of the

sum of Sixteen hundred Dollars (\$1600.00) 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...

T.O. Lawton, Jr. All that piece, parcel or lot of land in the State and County aforesaid about two and one-half miles from City of Greenville and being a part of the McBeth tract, in accordance with plat made by F.G. Rogers, D.S. containing two acres, more or less, and having the following metes and bounds, to wit:

Beginning at an iron pin on the east side of Franklin Road also Lawton's corner, thence with Franklin Road S. 32-1/2 W. 249 feet to a stake corner; thence S. 53 E. 351 feet and 3 inches to an iron pin, thence N. 35-1/2 E. 248 feet and 8 inches to a fence post, also Lawton's corner; thence N. 53 W. 363 feet to beginning corner.

Said conveyance to the following stipulation, terms and conditions:

First. That the said property shall be used for residential purposes only, and for white persons (this not to apply to servants).

Second. That no residence shall be erected on this lot, or sub-division thereof to cost less than \$2,000.00

Third. That the purchaser hereof his heirs, administrators, executors, successors and assigns shall be amenable to sanitary rules and regulations passed by a majority of the holders of property purchased from Company. This stipulations and conditions are therefore conditions subsequent.

TOGETHER with, all and singular, the rights, members, hereditaments and appurtenances to the said premises belonging or in anywise incident or appertaining.

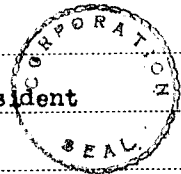
TO HAVE AND TO HOLD, all and singular, the premises before mentioned unto the grantee...hereinabove named, and... his heirs and assigns forever.

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 T.O. Lawton, Jr. 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 W.J. Thackston, President and Treasurer on this the eighth day of February, 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 G. Lang Anderson, H.Y. Thackston,

Colonia Company By W.J. Thackston, President and Treasurer



STATE OF SOUTH CAROLINA, COUNTY OF Greenville

Personally appeared before me G. Lang Anderson and made oath that he saw the within named W.J. Thackston, President & Treasurer of Colonia Company by its duly authorized officers, sign, seal with its corporate seal, and as the act and deed of said corporation deliver the within written deed, and that he with H.Y. Thackston witnessed the execution thereof.

SWORN to before me, this 13th day of February, A. D. 1913.

H.Y. Thackston (SEAL.) Notary Public for South Carolina.

G. Lang Anderson.

Recorded for Feb. 21st, 1913.

Handwritten notes: 264, 198, 175, 352.1