

Suburban Land Co. DEED TO George H. Hart, as Tr.

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 Twenty-five hundred (\$2500.00) 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 George H. Hart, as Trustee, All that certain plot of land situate in the County and State aforesaid, being a part of the sub-division lying northwest of the City of Greenville and known as Sans Souci Villa represented on plat of said Sans Souci Villa, which is duly recorded in the R.M.C. Office for said County as Block C., and containing lots Nos. 29, 30 and 31; said Block C., being a triangle and having the following lines and boundaries, to-wit: Beginning at the Northeast corner of Franklin Road and McCall Street; thence northerly with Franklin Road five hundred and ninety-three (593) feet to corner of said road and right of way of Greenville Traction Company; thence with right of way of Greenville Traction Company in southerly direction five hundred forty-one (541) feet to corner of said right of way with McCall Street; thence westerly with McCall Street two hundred and fifteen (215) feet to the beginning corner being a part of the Perry Lands. /

- The conveyance herein is nevertheless upon the following trust to-wit:-
(1) To hold said lands for the benefit of the persons and in the proportions named below, to-wit: George H. Hart one-third; R.E. Holroyd one-third; John S. Taylor one-sixth; J.E. Johnston one-ninth; Ernest L. Breeden one-eighteenth.
(2) In trust, further, to sell the said lands as a whole or in parcels on such terms as may seem best, and after paying off all costs and expenses and all mortgages or other liens which may be created upon said property, to divide the proceeds among the said parties, their executors, administrators or assigns in said proportions.
(3) With the power in the said George H. Hart as Trustee to execute a mortgage unto the grantor herein to secure the balance of the purchase money, to-wit: Twenty-two hundred eighty-seven and 74/100 (\$2287.74) dollars with interest as agreed upon and payable in such installments as may be determined upon and to execute any mortgage or mortgages in renewal of said debt, or any part thereof.
(4) On the request of persons holding one-third in amount of said interest in said land to execute a deed to the said beneficiaries in accordance with their respective interests.
Upon condition, however, which is 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 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 side walk.

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, T.F. Hunt, President and Frank F. Martin, Secty. & Treas. on this the 15th day of August, in the year of our Lord one thousand nine hundred and thirteen, and in the one hundred and 38th year of the Sovereignty and Independence of the United States of America.

Signed, Sealed and Delivered in the Presence of C.L. Gullick, J. Theo. Solomons, Jr.

Suburban Land Co., By T.F. Hunt, Prest. and Frank F. Martin, Secty. & Treas.



STATE OF SOUTH CAROLINA, COUNTY OF Greenville

Personally appeared before me C.L. Gullick and made oath that he saw the within named Suburban Land Co. by its duly authorized officers, T.F. Hunt, as President and Frank F. Martin, Secty. & Treas. 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. Theo. Solomons, Jr. witnessed the execution thereof.

SWORN to before me, this 29th day of August, A. D. 1913 J. Theo. Solomons, Jr. (SEAL) Notary Public for South Carolina.

Recorded for November 11th, 1919.