

Colonia Company

DEED TO

Joseph A. McCullough

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, South Carolina in the State of ... for and in consideration of the sum of Nine thousand four hundred and fifty dollars (\$ 9,450.00) 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...

Joseph A. McCullough, All that piece, parcel or lot of land in the State and County aforesaid, about two and half miles north-west from City of Greenville, and being part of the McBeth Place, having the following metes and bounds to wit:

Beginning at an iron pin on the South west corner of Buncombe and Franklin Roads, thence with Buncombe Road N. 57 W. 544 feet to an iron pin; thence S. 32-30 W. 500 feet to an iron pin; thence S. 46 W. 393 feet to an iron pin; also corner of lot heretofore conveyed to Joseph A. McCullough; thence Joseph A. McCullough's line S. 44 E. 544 feet to an iron pin on the west side of Franklin Road; thence with Franklin Road N. 46 E. 465 feet to an iron pin in bend of road; thence with Franklin Road N. 32-30 E. 567 feet to an iron pin on Buncombe Road; the beginning corner, containing 11.75 acres, more or less and in accordance with plat made by F.G. Rogers, D.S. April 1913.

Said conveyance being subject to the following conditions and restrictions:

First, that the said property shall be used for residential purposes for white people only; (this not to apply to servants).

Second, that no residence shall be erected on this lot of subdivision thereof, to cost less than Three thousand and five hundred dollars (\$3,500.00) and there shall be built a residence thereon within twelve months from date. It is also specially agreed that if the said Joseph A. McCullough shall desire to remodel the house located on this ground, with an expenditure of Three thousand and five hundred Dollars (\$3,500.00) on the building, the same shall be construed as compliance with this clause.

Third, that purchaser hereof, his heirs, administrators, executors or assigns, shall be amenable to sanitary rules and regulations passed by a majority of the holders of property purchased from Colonia Company.

Fourth, these stipulations and conditions are material and have effected the purchase price hereof, and 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 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, W.J. Thackston, President and Treasurer

on this the 28th, day of April, in the year of our Lord one thousand nine hundred and thirteen, 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

W.C. Beacham,

T.G. Davis,

Colonia Company

By

W.J. Thackston, President

and

Treasurer.



STATE OF SOUTH CAROLINA,

COUNTY OF Greenville

Personally appeared before me W.C. Beacham and made oath that he saw the within named Colonia Company by W.J. Thackston, its Pres. & Treas.

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

T.G. Davis, witnessed the execution thereof.

Subscribed to before me, this 30th,

day of April, A. D. 1913.

T.G. Davis (SEAL.)

Notary Public for South Carolina.

W.C. Beacham

Recorded for May 1st, 1913.



Vertical handwritten text on the left margin: "This deed was prepared by W.C. Beacham & T.G. Davis for the Colonia Company by W.J. Thackston, President & Treasurer."