

Suburban Land Company DEED TO George R. Maybach

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 and ninety (\$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

#56

George R. Maybach, all that certain lot of land situate in the County of Greenville, State of South Carolina, being known and described as Lot No. 56 of Sans Souci Villa, as shows on Plat of same recorded in office for Greenville County, and having the following metes and bounds, to-wit: - Beginning at a stake on the western side of Furman Road (sometimes called "Perry Road"), corner of Lot 55, and running thence N. 57-25 W. one hundred and ninety-four and two-tenths (194.2) feet with line of said Lot 55 to stake in line of Lot 46; thence with lines of Lots 46 and 47 N. 13-30 E. sixty-one and six-tenths (61.6) feet to stake, corner of Lot 57; thence with line of Lot 57 S. 57-25 E. two hundred and four and five-tenths (204.5) feet to stake on said Furman Road; thence with said road S. 20-30 W. sixty and five-tenths (60.5) feet to the beginning corner.

- 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 (\$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 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... hereinafter 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... hereinafter 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 1st day of October, in the year of our Lord one thousand nine hundred and thirteen, and in the one hundred and thirty-eighth year of the Sovereignty and Independence of the United States of America.

Signed, Sealed and Delivered in the Presence of  
J. S. Spellmeyer  
J. P. Ballenger

Suburban Land Co.  
By J. F. Hunt Pres.  
and Frank F. Martin, Sec. & Treas.

STATE OF SOUTH CAROLINA,  
COUNTY OF Greenville

PERSONALLY appeared before me J. S. Spellmeyer and made oath that he saw J. F. Hunt as President and Frank F. Martin as Secy. & Treas. of Suburban Land Co., 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 6th day of October, A. D. 1913. J. P. Ballenger (SEAL.) Notary Public for South Carolina.

J. S. Spellmeyer

Recorded for June 27th, 1914