

STATE OF SOUTH CAROLINA,

GREENVILLE COUNTY.

KNOW ALL MEN BY THESE PRESENTS, That I. W. J. Reece, of Greenville County

in the State aforesaid  
in consideration of the sum of Ten (\$10.00) Dollars,  
and other valuable considerations

to me paid by T. P. Reines  
in the State aforesaid, the receipt whereof is hereby acknowledged, have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release,  
unto the said T. P. Reines, and his heirs and assigns  
all that piece, parcel or lot of land in Greenville

Township, Greenville County, State of South Carolina, just without the City Limits of Greenville, in the  
Park Place, and having a frontage of 50 feet on First Avenue, and a depth of 150 feet  
to an alley, and being known and designated as Lot No. 5, in Block E., as shown by  
revised plat of said Park Place, which plat is recorded in Plat Book A., at page 119;  
this being the same lot of land conveyed to me by F. L. Mason by deed dated 14th, day of  
Feb'y. 1921 and recorded in the R.M.C. Office for said County and State in Volume #70  
of Deeds, at page 435, to which deed and plat reference is hereby made.

The above described land is the same conveyed to me by the same  
on the 19 day of 19 deed  
recorded in office of Register of Mesne Conveyance for Greenville County, in Book Page

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 said T. P. Reines, his

AND I do hereby bind myself and my heirs, executors and administrators to  
warrant and forever defend all and singular the said premises unto the said T. P. Reines, his  
heirs and assigns, against myself and my heirs and every other  
person whomsoever lawfully claiming, or to claim the same or any part thereof.

WITNESS my hand and seal this 25th day of Feb'y in the year of  
our Lord one thousand nine hundred and twenty-one and in the one hundred and forty fifth year of  
the Sovereignty and Independence of the United States of America.

Signed, Sealed and Delivered in the Presence of  
Gussie Hix, W. J. Reece (SEAL.)  
Ollie Farnsworth, (SEAL.)

STATE OF SOUTH CAROLINA, } Revenue Stamps Cancelled, \$ 1 and cents.  
Greenville County. }  
PERSONALLY appeared before me Gussie Hix  
and made oath that she saw the within named W. J. Reece  
sign, seal, and as his act and deed, deliver the within written Deed for the uses and purposes herein mentioned, and that she, with  
Ollie Farnsworth, witnessed the execution thereof.  
SWORN to before me, this 25th  
day of Feb'y A. D. 1921 }  
James R. Bates (L. S.) } Gussie Hix  
Notary Public for S. C. }

STATE OF SOUTH CAROLINA, } RENUNCIATION OF DOWER.  
Greenville County. }  
I, James R. Bates a Notary Public do hereby certify unto all whom  
it may concern, that Mrs. Mary Reece  
the wife of the within named W. J. Reece  
did this day appear before me, and upon being privately and separately examined by me, did declare that she does freely, voluntarily and without any compulsion, dread  
or fear of any person or persons whomsoever, renounce, release and forever relinquish unto the within named  
T. P. Reines, his heirs and assigns, all her interest and estate, and also all  
her right and claim of Dower of, in or to all and singular the premises within mentioned and released.  
GIVEN under my hand and seal, this 25  
day of Feb'y Anno Domini, 1921 }  
James R. Bates (L. S.) } Mary Reece  
Notary Public for S. C. }

Recorded Feb'y. 25th, 1921

STATE OF SOUTH CAROLINA,

GREENVILLE COUNTY.

KNOW ALL MEN BY THESE PRESENTS, That the POINSETT REALTY COMPANY, a corporation chartered and doing business under and by virtue of the  
laws of the State of South Carolina, with its principal place of business at Greenville, in the State of South Carolina, for and in consideration of the sum of

Forty-eight Hundred Eighty two 5/100  
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 Jas. M. Richardson

All those two certain lots or parcels of land lying and being situate on the south side of  
Crescent Avenue, in the City of Greenville, County and State aforesaid, and being known and  
designated as Lots Nos. 26 and 27 upon a plat of Crescent Terrace, said plat being recorded in the  
office of R.M.C. for Greenville County in Plat Book E., at page 137, said lots being more  
particularly described as follows:

Lot No. 26: Beginning on Crescent Avenue at a point 10 feet from the Cagle Park Company lands, and  
running thence S. 5-16 E. 210 feet to lot No. 78; thence along lot No. 78, N. 84-40 E. 70 feet  
to lot No. 27; thence along lot No. 27 N. 5-16 W. 210 feet to Crescent Avenue; thence along  
Crescent Avenue 70 feet to the beginning corner, said lot being bounded on the north by Crescent  
Avenue, on the east by lot No. 27, on the South by lot No. 78 and on the west by a ten foot strip  
of land belonging to the Poinsett Realty Company.

Lot No. 27: Begins at a point on Crescent Avenue, eighty feet from property of Cagle Park Company  
and running thence S. 5-16 E. 210 feet to lot No. 78; thence N. 84-40 E. 69.1 feet to lot No. 28,  
now belonging to C.H. Talley; thence N. 5-10 W. 210 feet to Crescent Avenue; thence along Crescent  
Avenue S. 84-40 W. 69.5 feet to beginning corner, and bounded on the north by Crescent Avenue, on  
the east by C.H. Talley lot, on the south by lot No. 78 and on the west by lot No. 26.

Both of the said lots of land being a portion of the tract of land conveyed to the Poinsett Realty  
Company by S.K. Tindal by her deed dated June 25th, 1919 and recorded in the office of R.M.C.  
for Greenville County in Book 54, at page 61, reference being made to the said deed and plat for  
a more definite and particular description.

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; subject, however, to the following reservations and restrictions:

- (1) The property herein conveyed, nor any part thereof, shall ever be sold, rented, or otherwise disposed to negroes.
- (2) The said property shall not be used at any time for any unlawful business or purpose, nor for anything which would constitute a nuisance.
- (3) The property herein conveyed shall never, at any time, be sold, re-cut or sub-divided so far as to face in any other direction than as shown upon the plat  
of the same.
- (4) No buildings shall ever be erected upon the said property within 30 feet of the present line of the street upon which it faces.
- (5) No buildings, other than outbuildings, appurtenant to a dwelling, costing less than \$1000.00 less than \$1000.00  
stories in height shall be erected upon the said property within a period of years from date of this instrument.

And the said granting corporation does hereby bind itself and its successors and assigns 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 whom-  
soever 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, James R. Bates, its President and Jas. M. Richardson, its  
Secretary and Treasurer  
on this 15th day of July in the year of our Lord one thousand, nine hundred  
and nineteen and in the one hundred and forty third year of the sovereignty and independence  
of the United States of America.

Signed, Sealed and Delivered in the Presence of:  
James R. Bates } Poinsett Realty Co. (L. S.)  
J. G. Leatherwood } James R. Bates (L. S.)  
Jas. M. Richardson } Jas. M. Richardson (L. S.)  
Sec. & Treas.

STATE OF SOUTH CAROLINA, } (For a Release to this deed, see Deed Book #47, at page 464.)  
County of Greenville. }

PERSONALLY appeared before me J. G. Leatherwood  
and made oath that he saw James R. Bates  
as President and Jas. M. Richardson  
as Sec. & Treas. of Poinsett Realty Company, 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  
James R. Bates, witnessed the execution thereof.

SWORN to before me, this 15th  
day of July A. D. 1919 }  
James R. Bates (SEAL.) } J. G. Leatherwood  
Notary Public for South Carolina. }

Recorded July 21st, 1919