

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...

...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

J.T. Block: All that certain piece, parcel or lot of land lying and being situate on the north side of Crescent Avenue in the City of Greenville, County and State aforesaid, and being known and designated as lot #16 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 lot beginning at a point 137.4 feet from Jones Avenue upon Crescent Avenue, and running thence N. 84-40 E. 274.5 feet to lot #11; thence S. 89-07 W. 64.6 feet; thence S. 5-41 E. 279.4 feet to Crescent Avenue; thence along Crescent Avenue N. 84-40 E. 64.4 feet to beginning corner.

Subject to the following conditions and reservation in addition to the fee below named numbered: No mercantile building or residential apartment shall ever be created upon the said property.

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...

- (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 40 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 \$6000.00 nor less than 2 stories in height (see above conditions #6) shall be erected upon the said property within a period of 40 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...

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, Louis Sherfese, its President and Jas. M. Richardson its Secretary and Treasurer on this the 15th day of Sept. in the year of our Lord one thousand, nine hundred and nineteen and in the one hundred and forty fourth year of the sovereignty and independence of the United States of America.

Signed, Sealed and Delivered in the Presence of: J.G. Leatherwood, Juanita Johnson, Poinsett Realty Company (L.S.), Louis Sherfesee, Pres. (L.S.), and Jas. M. Richardson, Secty. & Treas. (L.S.)

STATE OF SOUTH CAROLINA, County of Greenville.

PERSONALLY appeared before me J.G. Leatherwood and made oath that he saw Louis Sherfesee and Jas. M. Richardson as President and Secty. & 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 Juanita Johnson, witnessed the execution thereof.

SWORN to before me this 15th day of Sept. A. D. 1919. J.G. Leatherwood, Notary Public for South Carolina.

Recorded Sept. 18th, 1919.

For a release to this deed see deed Book 47 at page 510.

For a Release to this Deed see Deed Book 37 at page 566.

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-nine hundred (\$4900.00)

...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.W. Slom, All those two certain

lots or parcels of land lying and being situate on the north side of Crescent Avenue in the City of Greenville, County and State aforesaid and being known and designated as lots Nos. 20 and 21 upon a plat of Crescent Terrace, which said plat is recorded in the office of R.M.C. for Greenville County in Plat Book E., at page 137, said lots being separately described as follows: Lot No. 20, begins at a point on Crescent Avenue 70 feet from Capers Street, and runs along Crescent Avenue N. 84-40 E. 70 feet to lot No. 19; thence N. 5-41 W. 295.9 feet; thence S. 89-07 W. 70.2 feet; thence S. 5-41 E. 301.2 feet to beginning corner on Crescent Avenue and being bounded on the north by lots Nos. 6 and 7 on the east by lot No. 19, on the south by Crescent Avenue and on the west by lot No. 21 hereinafter described:

Lot No. 21, begins at an iron pipe on Crescent Avenue and Capers Street and runs thence along Crescent Avenue N. 84-40 E. 70 feet to lot No. 20; thence N. 5-41 W. 301.2 feet; thence S. 89-07 W. 70.2 feet to Capers Street; thence along Capers Street S. 5-41 E. 306.5 feet to beginning corner, said lot being bounded on the north by lots 5 and 6, on the east by lot No. 20 on the South by Crescent Avenue and on the West by Capers Street. Both of the above described lots are a portion of the conveyance made 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, and reference is hereby made to the said deed and plat for a more particular and definite description of the said lots of land.

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...

- (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 40 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 \$6000.00 nor less than 2 stories in height shall be erected upon the said property within a period of 40 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...

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, Louis Sherfese, its President and Jas. M. Richardson, its Secretary and Treasurer on this the 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: Juanita Jonson, J.G. Leatherwood, Poinsett Realty Company (L.S.), Louis Sherfesee, Pres. (L.S.), and Jas. M. Richardson, Secty. & Treas. (L.S.)

STATE OF SOUTH CAROLINA, County of Greenville.

PERSONALLY appeared before me J.G. Leatherwood and made oath that he saw Louis Sherfesee and Jas. M. Richardson as President and Secty. & 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 Juanita Johnson, witnessed the execution thereof.

SWORN to before me this 15th day of July A. D. 1919. J.G. Leatherwood, Notary Public for South Carolina.

Recorded October 29th, 1919.

For Release see Deed Book 428 Page 275 (Release from Restriction)