

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.....

Ten dollars and other valuable considerations

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

C.B. Martin, his heirs and assigns forever:- All those two certain lots of land in the County and State aforesaid, in Crescent Terrace, property of Poinsett Realty Company, being known and designated upon a plat of said Company, recorded in the R.M.C. Office for Greenville County, in Plat Book E., page 137, as Lots Nos. 65 and 85, said lots being just outside the incorporate limits of the City of Greenville, and being more specifically described as follow Lot No. 65:- Beginning at a stake on the East side of Capers Street joint corner of Lots Nos. 64 and 65, and running thence with line of Lot No. 64, N. 89-55 E. 196 feet to a stake, joint corner Lots Nos. 64 and 65; thence N. 2-08 W. 94.2 feet to a stake, joint corner of Lots Nos. 65 and 66; thence with line of Lot No. 66, S. 84-19 W. 200.8 feet to a stake, joint corner of Lots Nos. 65 and 66; thence with Capers Street S. 5-41 E. 75 feet to the beginning corner. Lot No. 85:- Beginning at a stake on the west side of Capers Street, joint corner of Lots Nos. 85 and 86, and running thence with line of Lot No. 86, S. 84-19 W. 175 feet to a stake, joint corner of Lots Nos. 85 and 86; thence N. 5-41 W. 70 feet to a stake, joint corner Lots Nos. 84 and 85; thence with the line of Lot No. 84, N. 84-19 E. 175 feet to a stake on Capers Street; thence with Capers Street S. 5-41 E. 70 feet to the beginning corner.

(6) Subject to the following conditions and reservations in addition to the five below named and numbered:- No mercantile building or residential apartment shall ever be erected upon 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..... his heirs and assigns forever; subject, however, to the following reservations and restrictions:

- (1) The property herein conveyed, nor any part thereof, shall never 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 20 ft. on West side and 25 ft. on East side 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 \$ 4000.00 nor of one story construction 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 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, Louis Sherfesee, President and Jas. M. Richardson, Secretary and Treasurer

on this the 30th day of April in the year of our Lord one thousand, nine hundred and twenty-one and in the one hundred and 45th year of the sovereignty and independence of the United States of America.

Signed, Sealed and Delivered in the Presence of: C.F. Haynsworth, W.M. Walters, Poinsett Realty Company, Louis Sherfesee, and Jas. M. Richardson

Stamps \$1.00

STATE OF SOUTH CAROLINA, County of Greenville.

PERSONALLY appeared before me C.F. Haynsworth and made oath that he saw Louis Sherfesee as President and Jas. M. Richardson as Secretary & Treasurer 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 W.M. Walters, witnessed the execution thereof.

SWORN to before me this 30th day of April A. D. 1921 W.M. Walters Notary Public for South Carolina. C.F. Haynsworth

Recorded May 10th, 1921

For a Release to this Deed, see Deed Book 61 page 188.

STATE OF SOUTH CAROLINA,

GREENVILLE COUNTY.

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Ten Dollars and other valuable considerations

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 C.B. Martin, his heirs and assigns forever:- All those three certain lots of land in the County and State aforesaid, in Crescent Terrace, property of Poinsett Realty Company, being known and designated upon a plat of said company, recorded in the R.M.C. Office for Greenville County, in Plat Book E., page 137, as Lots Nos. 33, 34 and 49, said Lots Nos. 33 and 34 being inside the incorporate limits of the City of Greenville, and said Lot No. 49 being just outside the incorporate limits of the City of Greenville, and being more specifically described, as follows:-

Lot No. 33:- Beginning at a stake on the West side of Jones Avenue, joint corner of Lots Nos. 33 and 34, and running thence along the line of Lot No. 34, S. 86-50 W. 230.6 feet to a stake, joint corner of Lots Nos. 33 and 34; thence N. 5-41 W. 61 feet to a stake, joint corner of Lots Nos. 33 and 33; thence N. 84-40 E. 238.2 feet to a stake on Jones Avenue; thence with said Avenue S. 0-50 W. 70 feet to the beginning corner. Lot No. 34:- Beginning At a stake on the west side of Jones Avenue, joint corner of lots Nos. 33 and 34, and running thence along the line of Lot No. 33, S. 86-50 W. 230.6 feet to a stake, joint corner of Lots Nos. 33 and 34; thence S. 5-41 E. 61 feet to a stake, joint corner of Lots Nos. 34 and 35; thence N. 89-10 E. 223.2 feet along line of lot No. 35 to a stake on Jones Avenue; thence with said Avenue, N. 0-50 E. 70 feet to a stake, the beginning corner. Lot No. 49:- Beginning at a stake on the west side of Jones Avenue, joint corner of Lots Nos. 49 and 50; thence along the line of Lot No. 50, N. 89-10 W. 194.1 feet to a stake, joint corner of Lots Nos. 49 and 50; thence N. 2-08 W. 70.1 feet to a stake, joint corner of Lots 48, 49, 64 and 65; thence along line of Lot No. 48, S. 89.10 E. 197.7 feet to a stake on Jones Avenue; thence along said Avenue S. 0-50 W. 70 feet to the beginning corner.

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on this the 30th day of April in the year of our Lord one thousand, nine hundred and twenty-one and in the one hundred and 45th year of the sovereignty and independence of the United States of America.

Signed, Sealed and Delivered in the Presence of: C.F. Haynsworth, W.M. Walters, Poinsett Realty Company, Louis Sherfesee, and Jas. M. Richardson

Stamp \$1.00

STATE OF SOUTH CAROLINA, County of Greenville.

PERSONALLY appeared before me C.F. Haynsworth and made oath that he saw Louis Sherfesee as President and Jas. M. Richardson as Secretary & Treasurer 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 W.M. Walters, witnessed the execution thereof.

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