

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 (\$10.00) Dollars and other valuable considerations..... 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

W.F. Bell, his heirs and assigns forever:- All that certain lot or parcel of land, lying and being situate, just outside of the City of Greenville, in the County and State aforesaid, and upon Capers Street, and known and designated upon a plat of Crescent Terrace as Lot No. 91 A plat of this said property is recorded in the office of R.M.C. for Greenville County in Plat Book E, at page 137, and reference thereto will show the said lot to be described as follows:-

Lot No. 91 begins at a point on the west side of Capers Street at corner of Lot No. 90 and runs thence S. 84-19 W. 148.4 feet to lot No. 95; thence along the line of lots Nos. 95, 94 and 93, S. 46-21 E. 161.4 feet to lot No. 97; thence along line of Lot No. 97, N. 43-39 E. 57 feet to Capers Street; thence along Capers Street N. 5-41 W. 85 feet to the beginning corner.

(6) Subject to the following condition and reservation in addition to the five below named and numbered: No mercantile building or residential apartment shall ever be erected 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..... 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..... 25..... 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. (See above for condition #6)

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 Sherfesse, its President and Jas. M. Richardson, its Secretary and Treasurer

on this the 30 day of April in the year of our Lord one thousand, nine hundred and twenty and in the one hundred and 46th. year of the sovereignty and independence of the United States of America.

Signed, Sealed and Delivered in the Presence of: J.W. McKee, Jr. H.C. Williams, Poinsett Realty Company Louis Sherfesse, Prest. Jas. M. Richardson, Secty. & Treas.

STATE OF SOUTH CAROLINA, County of Greenville.

PERSONALLY appeared before me J.W. McKee, Jr. and made oath that he saw Louis Sherfesse as President and Jas. M. Richardson as 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 H.C. Williams, witnessed the execution thereof.

SWORN to before me this 17th. day of March A. D. 1922. H.C. Williams Notary Public for South Carolina. J.W. McKee, Jr.

Recorded March 25th, 1922.

For a release to this deed see deed book #61 at page 374

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 (\$10.00) Dollars, and other valuable considerations..... 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

C.W. Upchurch, his heirs and assigns forever:- All that certain piece, parcel or lot of land, just outside of the Incorporate limits of the City of Greenville, County and State aforesaid, known and designated upon plat of "Crescent Terrace", property of Poinsett Realty Company made by R.E. Dalton, Engr., July 1919, as Lot No. 73, and having the following metes and bounds, according to said plat, to-wit:-

Beginning at a stake on the east side of Capers Street, joint corner of Lots Nos. 72 and 73 and running thence along line of lot No. 72, N. 84-19 E. 231.2 feet to stake; thence N. 2-08 W. 70.14 feet to stake; thence S. 84-19 W. 235.5 feet along line of lot No. 74 to stake on Capers Street, joint corner of Lots Nos. 73 and 74; thence along Capers Street S. 5-41 E. 70 feet to the beginning corner. The plat herein referred to being recorded in the R.M.C. Office for Greenville County in plat book E., page 137.

No. 6:- Subject to the following conditions and restrictions in addition to the five named and mentioned below:- No mercantile building or residential apartment shall ever be erected 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..... 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..... 25..... 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. (See above for condition #6)

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 Sherfesse, President and Jas. M. Richardson, Secretary and Treasurer

on this the 12th. day of March 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: C.B. Martin W.M. Walters, Poinsett Realty Company Louis Sherfesse, Pres. Jas. M. Richardson Secty. & Treas.

STATE OF SOUTH CAROLINA, County of Greenville.

PERSONALLY appeared before me C.B. Martin and made oath that he saw Louis Sherfesse as President and Jas. M. Richardson as 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 W.M. Walters, witnessed the execution thereof.

SWORN to before me this 12th. day of March A. D. 1921. W.M. Walters Notary Public for South Carolina. C.B. Martin

Recorded March 22th, 1921.

For a release to this deed, see Deed Book 61 page 376.