

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 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, Louis Sherfesse, All that

certain lot of land in the County and State aforesaid, in the City of Greenville, on the South side of Tindal Avenue, being known as Lot No. 11 on a plat of Crescent Terrace property, which plat is recorded in the Office of R.M.C. for Greenville County in Plat Book E., at page 137, and being described more specifically as follows: Beginning at a stake on the south side of Tindal Ave., joint corner of lots 10 and 11 and running thence with Tindal Ave. N. 89.07 E. 67 feet to joint corner of lots 11 and 12; thence with joint line of lots 11 and 12, S. 0.53 E. 200 feet to corner; thence S. 89.07 W. 67 feet to corner; thence along joint line of lots No. 10 and 11, N. 0.53 W. 200 feet to the beginning.

State of South Carolina, Greenville County. For value received, I, S.K. Tindal, by H.B. Tindal, Attorney in Fact do hereby release and relinquish the above described property from the lien of a mortgage given me by the Poinsett Realty Company on the 25th day of June 1919, in the sum of Fifty-two thousand dollars, which said mortgage is recorded in the office of R.M.C. for Greenville County in Book 42, at page 169.

In witness whereof I do hereunto set my hand and seal this 31st, day of October A.D. 1922. Jas. M. Richardson, H.C. Williams, State of South Carolina, Greenville County. Personally appeared before me H.C. Williams who on oath says that he saw the within named S.K. Tindal by H.B. Tindal, Attorney in Fact, sign, seal and as her act and deed deliver the above written release and that he with Jas. M. Richardson witnessed the execution thereof.

Sworn to before me this 31, day of October A.D. 1922. Jas. M. Richardson (L.S.) H.C. Williams Notary Public for S.C.

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 ... 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 \$ ... Dollars,

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 Sherfesse, President, Jas. M. Richardson, Secretary and Treasurer on this the 31st day of October in the year of our Lord one thousand, nine hundred and twenty-two and in the one hundred and 47th year of the sovereignty and independence of the United States of America.

Signed, Sealed and Delivered in the Presence of: Sara Stover, H.C. Williams, Poinsett Realty Co. (L.S.), Louis Sherfesse, President (L.S.), and Jas. M. Richardson, Secy. & Treas. (L.S.)

STATE OF SOUTH CAROLINA, County of Greenville.

PERSONALLY appeared before me Sara Stover and made oath that he saw Louis Sherfesse 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 he, with H.C. Williams, witnessed the execution thereof.

SWORN to before me this 31st day of October A. D. 1922. H.C. Williams (SEAL) Notary Public for South Carolina. Sara Stover

Recorded December 6th, 1922

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

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, Louis Sherfesse All those certain

lots of land in the County and State aforesaid on the east side of Capers Street, and being designated as Lots Nos. 77, 75, 67, 89 and 90 on a plat of the Crescent Terrace property, which plat is on record in the office of P.M.C. for Greenville County in Plat Book E, at page 137, the lots having the following metes and bounds, respectively. Lot No. 77: Beginning at a stake on the east side of Capers Street, corner of H.B. Tindal property and running thence N. 84.40 E. 252.6 feet to stake; thence S. 2.08 E. 63.5 feet to stake; thence S. 84.19 W. 248.7 feet to stake on east side of Capers Street; thence with said Street N. 5.41 W. 70 feet to the beginning corner, this lot lying within the limits of the City of Greenville. Lot No. 75: Beginning at a stake on the east side of Capers Street 140 feet from the corner of H.B. Tindal property and running thence N. 84.40 E. 244.3 feet to stake; thence S. 2.08 E. 70.14 feet to stake; thence S. 84.19 W. 239.9 feet to stake on east side of Capers Street; thence with said Street N. 5.41 W. 70 feet to the beginning. Lot No. 67: Beginning at a stake on the east side of Capers Street, joint corner of lots 67 and 69 and running thence N. 84.40 E. 209.4 feet to stake; thence S. 2.08 E. 70.14 feet to stake; thence S. 84.19 W. 205.1 feet to stake on east side of Capers Street; thence with said Street N. 5.41 W. 70 feet to the beginning corner. Lot No. 89: Beginning at a stake on the west side of Capers Street, joint corner of lots 88 and 89 and running thence S. 84.19 W. 181.5 feet to stake; thence S. 0.29 E. 70.3 feet to stake; thence N. 84.19 E. 183 feet to stake on West side of Capers Street; thence with said Street N. 5.41 W. 70 feet to the beginning corner. Lot No. 90: Beginning at a stake on West side of Capers Street, joint corner lots 89 and 90, and running thence S. 84.19 W. 183 feet to stake; thence S. 0.29 E. 22 feet to stake; thence S. 46.21 E. 63.6 feet to stake; thence N. 84.19 E. 143.4 feet to stake on west side Capers Street; thence with said Street N. 5.41 W. 70 feet to the beginning.

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:

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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 Sherfesse, President and Jas. M. Richardson, Secretary and Treasurer on this the 31st day of October in the year of our Lord one thousand, nine hundred and twenty-two and in the one hundred and 47th year of the sovereignty and independence of the United States of America.

Signed, Sealed and Delivered in the Presence of: Sara Stover, H.C. Williams, Poinsett Realty Co. (L.S.), Louis Sherfesse, Pres. (L.S.), and Jas. M. Richardson, Secy. & Treas. (L.S.)

STATE OF SOUTH CAROLINA, County of Greenville.

PERSONALLY appeared before me Sara Stover and made oath that he saw Louis Sherfesse 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 he, with H.C. Williams, witnessed the execution thereof.

SWORN to before me this 31st day of October A. D. 1922. H.C. Williams (SEAL) Notary Public for South Carolina. Sara Stover

Recorded December 6th, 1922

For a Release to this Deed, see Deed Book 85 page 203.