

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 Sherfesee All those certain lots of land in the County and State aforesaid, partly within and partly without the City of Greenville, known and designated upon a plat of Crescent Terrace property as Lots Nos. 35 (within the City limits), 40, 45, 50 and 51, which said plat is on record in the office of R.M.C for Greenville County in Plat Book E., at page 137, and which lots have the following metes and bounds: Lot No. 35: Beginning at a stake on the West side of Jones Street joint corner of lots 34 and 35, and running thence with said Street S. 0.50 W. 70 feet to stake on Jones Street thence N. 89.10 W. 24.5 feet to stake; N. 2.08 W. 22.9 feet to stake; thence N. 84.40 E. 27.4 feet to stake; thence N. 5.41 W. 38 feet to corner of lots 34 and 35; thence along joint line of lots 34 and 35, N. 89.10 E. 223.2 feet to the beginning. Lot No. 40: Beginning at a stake on the West side of Jones Street joint corner of lots 39 and 40 and running thence with said Street S. 0.50 W. 70 feet to stake on Jones Street; thence N. 89.10 W. 226.8 feet to stake; thence N. 2.08 W. 70.1 feet to stake, joint corner of lots 39 and 40; thence S. 89.10 E. 230.4 feet to the beginning corner along joint line of lots 39 and 40. Lot No. 45: Beginning at a stake on the West side of Jones Street joint corner lots 44 and 45 and running thence with said Street S. 0.50 W. 70 feet to stake on Jones St.; thence N. 89.10 W. 208.6 feet to stake; thence N. 2.08 W. 70.1 feet to stake, joint corner lots 44 and 45; thence along joint line of lots 44 and 45, S. 89.10 E. 212.2 to the beginning. Lot No. 50: Beginning at a stake on the west side of Jones Street, joint corner of lots 49 and 50, and running thence with said Street S. 0.50 W. 70 feet to stake on Jones Street; thence N. 89.10 W. 190.5 feet to stake; thence N. 2.08 W. 70.1 feet to stake, joint corner of lots 49 and 50; thence S. 89.10 E. 194.1 feet to the beginning. Lot No. 51: Beginning at a stake on the west side of Jones Street joint corner of lots 50 and 51, and running thence with said Street S. 0.50 W. 70 feet to stake, joint corner lots 51 and 52; thence along line of lots 51 and 52, N. 89.10 W. 169.7 feet to stake; thence N. 16.08 W. 72.5 feet to stake, joint corner of lots 50 and 51; thence along joint line of lots 50 and 51, S. 89.10 E. 190.5 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..... hereinabove named, and..... 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 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 \$..... 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..... hereinabove named, and..... 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 29th day of November in the year of our Lord one thousand, nine hundred and twenty-two and in the one hundred and forty-seventh year of the sovereignty and independence of the United States of America.

Signed, Sealed and Delivered in the Presence of: H. C. Williams, W. B. Martin, Poinsett Realty Co., Louis Sherfesee, Pres., Jas. M. Richardson, Secy & Treas. (Stamps \$2.00)

STATE OF SOUTH CAROLINA, County of Greenville. PERSONALLY appeared before me, H. C. Williams, and made oath that he saw Louis Sherfesee and Jas. M. Richardson as President and 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 W. B. Martin, witnessed the execution thereof. SWORN to before me this 29th day of November, A. D. 1922. H. C. Williams, Notary Public for South Carolina.

Recorded December 6th, 1922

Give a Release to this Deed see Deed Book 5 page 203.

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, 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 J. A. Baugh

All that certain lot of land in the County and State aforesaid on the north side of Augusta Street, without the limits of the City of Greenville, known and designated as lot no. 96 on a plat of property known as Crescent Terrace, which plat is recorded in the office of R. M. C. for Greenville County in plat book "E" at page 137 said lot having the following metes and bounds: Beginning at a stake on the north side of Augusta Street, joint corner of lots 95 and 96 and running thence with said Street N. 46.21 W. 70 feet to corner, thence N. 32.50 E. 324 feet to stake, thence S. 29 E. 165 feet to stake, thence S. 39.22 W. 200.5 feet to the beginning corner.

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..... hereinabove named, and..... 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..... hereinabove named, and..... 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 & Treasurer on this the 28th day of September in the year of our Lord one thousand, nine hundred and twenty-two and in the one hundred and forty-seventh year of the sovereignty and independence of the United States of America.

Signed, Sealed and Delivered in the Presence of: J. M. Gaffney, H. C. Williams, Poinsett Realty Co., Louis Sherfesee, Pres., Jas. M. Richardson, Secy & Treas. (Stamps \$1.00)

STATE OF SOUTH CAROLINA, County of Greenville. PERSONALLY appeared before me, J. M. Gaffney, and made oath that he saw Louis Sherfesee and Jas. M. Richardson as President and 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 28th day of September, A. D. 1922. J. M. Gaffney, Notary Public for South Carolina.

Recorded May 25th, 1923