

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

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 Augusta Street, without the limits of the City of Greenville, being known and designated as Lots Nos. 58, 63 and 94, according to 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, each of said lots having the following metes and bounds: Lot No. 58: Beginning at a stake on the north side of said Augusta Street 156 feet from the intersection of Augusta and Capers Streets, and running thence with Augusta Street S. 46.21 E. 78 feet to stake on Augusta Street; thence N. 43.39 E. 200 feet to stake; thence N. 46.21 W. 78 feet to stake; thence S. 43.39 W. 200 feet to the beginning corner. Lot No. 63: Beginning at a stake on Augusta Street 106.9 feet from the intersection of Augusta and Capers Streets on the north side of Augusta and running thence with said Augusta Street N. 46.21 W. 112 feet to stake on said street; thence N. 43.39 E. 188.4 feet to stake on the west side of Capers Street; thence with Capers Street S. 5.41 E. 147.4 feet to stake; thence S. 43.39 W. 92 feet to the beginning corner. Lot No. 94: Beginning at a stake on the North side of Augusta Street joint corner of lots 93 and 94, and running thence with Augusta Street N. 46.21 W. 70 feet to stake; thence N. 43.39 E. 200 feet to stake; thence S. 46.21 E. 70 feet to stake; thence S. 43.39 W. 200 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 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 \$.....

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 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 & Treasurer.

on this the 15th day of September 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: H. G. Williams, W. B. Mikowan, The Poinsett Realty Co., Louis Sherfesse, Pres., and Jas. M. Richardson.

U.S. Stamps \$1.50. STATE OF SOUTH CAROLINA, County of Greenville.

PERSONALLY appeared before me H. G. Williams 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 W. B. Mikowan, witnessed the execution thereof.

SWORN to before me this 28 day of August A. D. 1924. H. G. Williams, Notary Public for South Carolina.

Recorded. Mch 5th at 10:30 a.m. 1928

STATE OF SOUTH CAROLINA,

GREENVILLE COUNTY.

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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

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 his heirs and assigns forever; subject, however, to the following reservations and restrictions:

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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,

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

Signed, Sealed and Delivered in the Presence of: By..... and.....

STATE OF SOUTH CAROLINA, County of Greenville.

PERSONALLY appeared before me..... and made oath that he saw..... and..... 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..... witnessed the execution thereof.

SWORN to before me this..... day of..... A. D. 19..... Notary Public for South Carolina.

Recorded....., 19.....