

STATE OF SOUTH CAROLINA,

COUNTY OF GREENVILLE.

KNOW ALL MEN BY THESE PRESENTS, That Franklin Real Estate & Investment Co.

a corporation chartered under the laws of the State of South Carolina and having its principal place of business at Greenville, S.C. in the State of South Carolina for and in consideration of the sum of Ten (\$10.00) 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 L.A. Mills. All those

certain pieces, parcels or lots of land situate, lying and being in Greenville Township, Greenville County, South Carolina, in the City of Greenville, on the South side of Arlington Avenue (formerly Garlington Street), known and designated as Lots Nos. 3 and 4 Block "B" on plat recorded in R.M.C. Office for said County in Plat Book "A", pages 122 and 123, and being more particularly described as follows:

Beginning at a stake on the south side of Arlington Avenue, at corner of lot No. 2, which point is 100 feet northwest of Sumner Street, and running thence with the line of Lot No. 2, S. 15-15 W. 193 feet 11 inches to line of Lot No. 10; thence with the line of said Lot No. 10, W. 74-45 W. 100 feet to stake, corner of Lot No. 5; thence with the line of lot No. 5, N. 15-15 E. 196 feet 1 inch to a stake on the South side of Arlington Avenue; thence with said Arlington Avenue S. 72-58 E. 100 feet to the beginning corner. Being the same lot of land conveyed to B.E. Geer by C.V. Lathan by deed dated July 28th, 1928, and recorded in R.M.C. Office for Greenville County in Deed Book Vol. #88, page #362.

Purchaser agrees to assume mortgage on this property of sixty-five hundred (\$6,500.00) Dollars given to the Prudential Insurance Company of America under date of December 15th, 1926.

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.

And the said granting corporation does hereby bind itself and its successors 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 Slut day of August in the year of our Lord one thousand nine hundred and twenty-six and in the one hundred and fifty-first year of the Sovereignty and Independence of the United States of America.

Signed, Sealed and Delivered in the Presence of Marion Peeler Edna S. Marchbanks By Franklin Real Estate & Investment Co. B.E. Geer, Pres. & Treas. and Marguerite Walker, Secretary.

S.C. Revenue Stamps Cancelled, \$ 10 and Cents.

STATE OF SOUTH CAROLINA, County of Greenville.

PERSONALLY appeared before me Marion Peeler and made oath that she saw B.E. Geer as President & Treasurer and Marguerite Walker as Secretary of Franklin Real Estate & Investment Co. 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 she, with Edna S. Marchbanks witnessed the execution thereof.

SWORN to before me, this Slut day of August, A. D. 1926 Brown Mahan (SEAL.) Notary Public for South Carolina. Marion Peeler

Recorded for August 31st, 1926 at 1:00 P.M.



STATE OF SOUTH CAROLINA,

COUNTY OF GREENVILLE.

KNOW ALL MEN BY THESE PRESENTS, That The Etowah Realty Corporation

a corporation chartered under the laws of the State of South Carolina and having 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 Lottia G. Hughes, her heirs and assigns forever: All that certain piece, parcel and lot of land in the County and State aforesaid, being known and designated as Lot No. (11) Eleven of Paris-Piney Park, according to plat thereof recorded in the R.M.C. Office for Greenville County, in Plat Book "H", pages 19 and 20, reference to said plat being made for a more complete description of said lot. See Deeds: Vol. 114/42- Vol. 107/322.

As a part of these considerations for this conveyance, The Grantee herein expressly assumes and agrees to pay according to its terms a certain note secured by mortgage covering the above described property, executed by W.D. Workman to Jas. M. Richardson, dated June 29th, 1926 in the sum of \$500.00, recorded in the R.M.C. Office for Greenville County in Mortgage Vol. 177, page 81. In accepting this deed, the Grantee agrees that the following restrictions shall not as covenants conveyed shall revert to the immediate grantor: (1) No lot in this subdivision shall be sold, leased or rented in any manner, directly or indirectly, by any title, either legal or equitable, to any person not of the Caucasian Race, (2) The owners of all lots in this subdivision shall provide for the disposal of sewage from his lot or lots by means of septic tanks of an approved type (where city sewerage is not accessible) and no outside toilets shall be built. (3) An easement in and shall be reserved to use a strip of land for the purpose of installing and maintaining telephone and electric lines, water and gas pipes. (4) No nuisance shall be permitted to be maintained on any lot in this subdivision.

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 her heirs and assigns forever.

And the said granting corporation does hereby bind itself and its successors to warrant and forever defend all and singular the said premises unto the grantee hereinafter named, and her 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 28th day of August in the year of our Lord one thousand nine hundred and twenty-six and in the one hundred and fifty-first year of the Sovereignty and Independence of the United States of America.

Signed, Sealed and Delivered in the Presence of W.M. Anderson G.C. Good By The Etowah Realty Corporation W.D. Workman, President & Treasurer and W. M. Walters, Secretary

S.C. Revenue Stamps Cancelled, \$ 1 and Cents.

STATE OF SOUTH CAROLINA, County of Greenville.

PERSONALLY appeared before me W.M. Anderson and made oath that he saw W.D. Workman as President and Treasurer and W.M. Walters as Secretary of The Etowah Realty Corporation 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 G.C. Good witnessed the execution thereof.

SWORN to before me, this 28th day of August, A. D. 1926 K.D. Abbott (SEAL.) Notary Public for South Carolina. W.M. Anderson

Recorded for September 1st, 1926 at 1:25 P.M.

