

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 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 Bessie J. Benayfield, her heirs and assigns All those two certain pieces, parcels and lots of land in the County and State aforesaid, being known and designated as Lot No. five (5) and Lot No. six (6) or Paris-Piney Park, as shown on plat thereof recorded in the R.M.C. Office for Greenville County in Plat Book "H", pages 19-20, reference to which is made for a more complete description of said lots. Being a portion of the property conveyed in deeds recorded in the R.M.C. Office Vol. 107 - 386; Vol. 116 - 49.

As a part of the consideration for this conveyance, the Grantee herein expressly assumes and agrees to pay according to their terms, two certain notes, secured by mortgage covering the above lots as follows: (1) note secured by mortgage covering Lot No. 5, executed by W.D. Workman to Jas. M. Richardson, dated June 29th, 1926, in the sum of \$300.00, of record in the R.M.C. Office for Greenville County in Vol. 140, page 21; (2) note secured by mortgage covering Lot No. 6, executed by W.D. Workman to Jas. M. Richardson, dated June 29th, 1926, in the sum of \$300.00, of record in the R.M.C. Office for Greenville County, in Vol. 176, page 210.

In accepting this deed, the Grantee herein agrees that the following restrictions shall act as covenants running with the land, and that in the event of violation of any of them, the property herein 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, nor to any corporation of which any stockholder shall be other than that of the Caucasian Race.
- (2) The owners of all lots in this subdivision shall provide for the disposal of sewage from his or her lot or lots by means of septic tanks of approved type (where city sewerage is not accessible) and no outside toilets shall be built.
- (3) An easement is 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

on this the 17th 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 M. J. Crymes and H. W. Estlin By W. D. Workman Secretary and W. M. Walters Treasurer of The Etowah Realty Corporation

Revenue Stamps Cancelled, \$ and Cents.

STATE OF SOUTH CAROLINA, County of Greenville.

PERSONALLY appeared before me M. J. Crymes and made oath that he saw W. D. Workman as President 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

SWORN to before me, this 17th day of August A. D. 1926 M. J. Crymes Notary Public for South Carolina.

Recorded for March 29th at 8:15 A. M. 1927

STATE OF SOUTH CAROLINA,

COUNTY OF GREENVILLE. KNOW ALL MEN BY THESE PRESENTS, That Dixie Realty Co., Inc.

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 S.C. for and in consideration of the sum of Five 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

Sallie Southerlin, All that certain lot of land in Greenville County, Greenville Township, State of South Carolina, known and designated as lot nos. 57, 58, 59, 60 and lot of a subdivision known as Dixie Heights, according to Plat of same made by G. M. Furman, Jr. Eng., Jan. 14th, 1927, reference being craved thereto for a more complete description. As a part consideration for this conveyance, Grantee hereby agrees to assume and pay a certain mortgage indebtedness in the sum of twelve hundred fifty, (\$1250.00) Dollars, said mortgage maturing 1, 2 and 3 years from Jan. 22nd, 1926, in equal annual payments. This conveyance is made subject to the restrictions contained in deed from P. J. Riley to Dixie Realty Co., Inc., said restrictions being that no Negro or any person of Negro descent will be permitted to own property in Dixie Heights.

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

on this the 25th day of March in the year of our Lord one thousand nine hundred and twenty seven 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 A. H. Agnew and Blanche C. Jones By G. F. Putman Pres and Tommie C. Putman Secy of Dixie Realty Co., Inc.

Revenue Stamps Cancelled, \$ and Cents.

STATE OF SOUTH CAROLINA, County of Greenville.

PERSONALLY appeared before me A. H. Agnew and made oath that he saw G. F. Putman as President and Tommie C. Putman as Secretary of Dixie Realty Co., Inc. 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

SWORN to before me, this 25th day of March A. D. 1927 A. H. Agnew Notary Public for South Carolina.

Recorded for Mar. 29th at 1:00 P. M. 1927

END OF