

STATE OF SOUTH CAROLINA,

COUNTY OF GREENVILLE. KNOW ALL MEN BY THESE PRESENTS, That Pride & Patton Land Company

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 consideration 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 J.O. Heatherly, All that

lot of land in Greenville County, Greenville Township, South Carolina, known as Lot No. 11 on plat of land of Pride & Patton Land Company made by Dalton & Neves, Engineers, and recorded in Plat Book G, page 33, having the following metes and bounds: Beginning at an iron pin on King Street at the intersection of King Street and Jamison Street, and running thence along King Street S. 1-38 E. 50 feet to iron pin at corner of lot 12; thence along line of lot 12, N. 88-24 E. 150 feet to iron pin in line of property of American Bank & Trust Company; thence along line of said property N. 1-38 W. 30.8 feet to iron pin on Jamison Street; thence along Jamison Street N. 53-40 W. 31.2 feet to iron pin; thence S. 88-24 W. 124.4 feet to the beginning corner, being one of the lots conveyed to Pride & Patton Land Company by American Bank & Trust Company, as Trustees, by deed dated June 13, 1925, recorded in Book 72, page 380.

- This conveyance is made subject to the following conditions and reservations which are conditions subsequent. 1. No house to be erected on this lot to cost less than \$1200. 2. Right reserved to lay and place or authorize the laying and placing of sewer, gas and water pipes, telegraph, telephone and electric light poles, and street car tracks on or in any of the streets on said plat without compensation or consent of any lot owner. 3. Privilege is granted to purchaser of this lot to make one connection with the water line on said Streets for the use of this lot. 4. No building to be erected nearer the sidewalk than 10 feet, as indicated by building line shown on plat.

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 Oscar Hodges, President and W.L. Patton, Secretary & Treasurer on this the 2nd day of April 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 Mary S. Wilburn and James R. Bates By Pride & Patton Land Company Oscar Hodges, President and W.L. Patton, Secretary & Treasurer.



STATE OF SOUTH CAROLINA, County of Greenville. PERSONALLY appeared before me Mary S. Wilburn and made oath that she saw Oscar Hodges as President and W.L. Patton as Secretary & Treasurer of Pride & Patton Land 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 she, he, with James R. Bates witnessed the execution thereof. SWORN to before me, this 3 day of May, A. D. 1927. James R. Bates (SEAL) Notary Public for South Carolina. Mary S. Wilburn Recorded for May 3rd, 1927 at 11:20 A.M.

STATE OF SOUTH CAROLINA,

COUNTY OF GREENVILLE. KNOW ALL MEN BY THESE PRESENTS, That Franklin Real Estate & Investment Company

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 Fifty-five hundred (\$5,500.00) 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 Margaret S. McKissick:-- All that

certain tract of land situate in the County and State aforesaid, being a part of the lands known as Sans Souci, belonging to the grantor, containing 6.36 acres, more or less, and having the following lines, courses and distances, to-wit: Beginning at a fence post, corner of lands of grantor, grantee and of W.J. Thackston; thence with lands of W.J. Thackston N. 31-0 E. 348 feet to large poplar; thence with lands of the grantor N. 63-30 W. 318 feet to a large Post Oak; thence with line of the grantor S. 39-11 W. 820.8 feet to a large Post Oak; thence with with line of the grantee S. 60-40 E. 309 feet to a fence post; thence with line of grantee N. 46-27 E. 500.5 feet to the beginning corner, as will more fully appear by reference to plat made April 1927 by C.H. Millard, Engineer.

This conveyance, however, is subject to the following condition and reservation, to-wit: That the grantor, its successors and assigns, shall be permitted at any time within ten years from this date to repurchase the said land upon repayment of the purchase price (\$5,500.00), plus all sums (not exceeding, however, \$2,000.00) which may have been expended by the grantee, her heirs and assigns, in the development and improvement of the said lands -- no interest to be charged upon either of said sums. On receipt of said sums a deed of conveyance without covenant of warranty is to be made reconveying the said lands to the grantor, its successors and assigns, nevertheless, upon this condition, to-wit: That the said granted premises shall be held and used as a private park for the use, benefit and enjoyment of the persons who shall be owners (and their families) of the lots of land hereinafter set forth, to-wit: The purchasers of all lots of land embraced in the tract of lands of Franklin Real Estate & Investment Company. This right to use and enjoy the said park is hereby declared to be appurtenant to the said lots of land respectively, and is to pass with the ownership thereof. This right of use and enjoyment, however, is to be subject to such rules and regulations and charges as may from time to time be prescribed by the said Franklin Real Estate & Investment Company, its successors and assigns. It is understood and agreed, however, that the said Margaret S. McKissick (and her family) her heirs and assigns, and the family of each successive owner, shall be entitled, without charge and without hinderance, to the use and enjoyment of the said park, this right to be appurtenant to the dwelling house and grounds now belonging to the said Margaret S. McKissick, situate on Clarendon Avenue, and to pass with the ownership of the same. It is further understood and agreed that the said Franklin Real Estate & Investment Company may grant to the owners of the other lots situate on Clarendon Avenue the right to use the said park for themselves and their families, subject, however, to such charges, rules and regulations and conditions as to said corporation, its successors and assigns, may seem best. Provided, however, that in case the said Franklin Real Estate & Investment Company should fail to pay to the said Margaret S. McKissick, her heirs or assigns, the said sums of money within ten years from this date, then in such case this deed shall be absolute and the title of the said Margaret S. McKissick shall be without any condition or reservation whatever.

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 Marion Peeler and Sarah L. Stow on this the 26th day of April 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 Franklin Real Estate & Investment Company By B.E. Geer, Pres. & Treas. and Marguerite Walker, Secy.



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 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 she, he, with Sarah L. Stow witnessed the execution thereof. SWORN to before me, this 26th day of April, A. D. 1927 (1927). Marion Peeler (SEAL) Notary Public for South Carolina. Recorded for May 4th, 1927 at 11:50 A.M.

See Plat Book A at Page 77

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