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State of South Carolina,)

COUNTY OF Greenville)

KNOW ALL MEN BY THESE PRESENTS, That Piedmont Fair Association

a corporation chartered under the laws of the State of South Carolina, Greenville and having its principal place of business at Greenville in the State of South Carolina for and in consideration of the sum of Eight Thousand 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 heroby acknowledged) has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto Colonia Company, the

tract of land situate in the County of Greenville, State of South Carolina, about three miles from the Court House, containing thirty and one-half acres, more or less and having the following metes and bounds, to wit:

Beginning at corner of land of Ethel Y. Perry, and others; thence N. 6-1/2 W. 12.40; thence S. 83-1/2 W. 15.35; thence N. 37-1/2 W. 72 links; thence N. 44 W. 1.13; thence N. 59-1/2 W. 64 links; thence N. 83-3/4 W. 98 links; thence S. 53-3/4 W. 80 links; thence S. 31-3/4 W. 50 links thence S. 16-1/2 W. 8.75; thence S. 23-1/4 E. 6.50; thence N. 83-1/2 E. 21.16 to the beginning. Being the same tract of land conveyed to grantor by Piedmont Savings & Investment Company by deed dated May 9th, 1906, recorded in R.M.C. office for Greenville County in Book MMM, page 712.

This deed, is, however subject to the following conditions:

- (1) No house to be built fronting the present car-line costing less than \$3500.00.
- (2) No house to be built on any other part of said tract of land, costing less than \$2500.00
- (3) Property to be used for white residence purposes only; these provisions, however, not to apply to servants houses and outbuildings.
- (4) All lot owners to be subject to sanitary rules and regulations, as passed by a majority of property owners, purchasing from the Colonia Company.

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 grantees hereinabove named, and its 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 grantees hereinabove named, and its 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, J.C. Milford, President and E.B. Adams, Secretary on this the 15th day of November, in the year of our Lord one thousand, nine hundred and ten, and in the one hundred and 35th, year of the sovereignty and independence of the United States of America.

Signed, sealed and delivered in the presence of: May Meadors, E.M. Blythe,

Piedmont Fair Assn. By J.C. Milford, Pres. and E.B. Adams, Secty.



STATE OF SOUTH CAROLINA, COUNTY OF Greenville

Personally appeared before me May E. Meadors and made oath that he saw the within named Piedmont Fair Association and by its duly authorized officers, J.C. Milford Presnt and E.B. Adams, Secty. sign, seal with its corporate seal and as the act and deed of said corporation deliver the within written deed, and that he with E.M. Blythe witnessed the execution thereof

Sworn to before me, this 15, day of November, A. D. 1910. E.M. Blythe (SEAL) Notary Public for South Carolina.

May Meadors