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State of South Carolina, }  
COUNTY OF Greenville }

KNOW ALL MEN BY THESE PRESENTS, That Suburban 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 Sixteen hundred and eighty & no/100 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 Sam McGowan, All those

two certain lots of land situate in the County and State aforesaid in the sub-division of Suburban Land Company known as "Sans Souci Villa" and having the following metes and bounds to wit:-

BEGINNING at a pin on Brockman Avenue, being joint corner of lots 34 and 35 and running; thence N. 10.30 E. 186 feet 2 inches to a pin on corner of Brockman Avenue and Young Street; thence with Young Street, S. 57.25 E. 175 feet to a pin, joint corners of lots 36 and 41; thence S. 10.30 W. 186 feet 2 inches to a pin; thence N. 57.25 W. 175 feet to the beginning corner, being lots 35 and 36 as shown on plat of said "Sans Souci Villa".

Upon condition, however, which is part of the consideration of this deed and condition subsequent:-

- (1) That no house shall be built upon this lot costing less than fifteen hundred (\$1,500.00) Dollars,
- (2) That neither this property nor any part thereof shall be sold, rented or otherwise disposed of to any person of African descent.
- (3) That no building shall be erected nearer to the Street than the building line shown on the plat of the said property, said line being twenty-five feet from the sidewalk.

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 successors 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 successors 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 9th day of March, in the year of our Lord one thousand nine hundred and twelve, and in the one hundred and 36th year of the sovereignty and independence of the United States of America.

Signed, sealed and delivered in the presence of: }  
J.P. Ballenger, }  
C.L. Gullick, }

Suburban Land Co., }  
By }  
Raven L. McDavid, Pres. }  
and }  
T.E. Hunt, Sec. & Treas. }



STATE OF SOUTH CAROLINA, }  
COUNTY OF Greenville }

Personally appeared before me J.P. Ballenger and made oath that he saw the within named Raven L. McDavid, as President and T.E. Hunt as Sect. & Treas. of Suburban Land Co., a corporation chartered under the laws of the State of So. 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 C.L. Gullick

Sworn to before me, this 13th day of March, 1912, witnessed the execution thereof



F.G. Spallmayer (SEAL)  
Notary Public for South Carolina.

J.P. Ballenger