

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

Know all men by these presents that Title Guarantee and Trust Company (a corporation chartered under the laws of the State of South Carolina, and having its principal place of business at Greenville, in said County and State), as trustee for and in consideration of the sum of one dollar (\$1.00) to it in hand duly paid at and before the sealing and delivery of these presents by the grantees 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 W. D. Parrish and T. C. Gower.

All that certain lot, piece or parcel of land situate, lying and being in the State of South Carolina and County of Greenville, at or near the corporate limits of the City of Greenville known and designated as lot No. six (6) on a plat of Mrs. H. D. Wilkins' property made by R. E. Dalton, dated March 1924, and recorded in the office of the R. M. C. for said County and State in Plat Book "F" at page 209, and having according to said plat the following metes and bounds to wit: Beginning at an iron pipe on the East side of Elm Street, one hundred forty two and six-tenths (142.6) feet Southward from the South side of Wilkins Street, said pipe being on the Northwest corner of lot No. five (5); thence running along line of last mentioned lot N. 72° E. one hundred and seventy (170) feet to an iron pipe on line of Mrs. H. D. Wilkins land; thence along her line N. 18° W. sixty three (63) feet to an iron pipe on the Southeast corner of lot No. seven (7); thence with line of last mentioned lot S. 72° W. one hundred and seventy (170) feet to an iron pipe on the East side of Elm Street; thence with Elm Street S. 18° E. sixty three (63) feet to the beginning corner.

Also a strip ten (10) feet wide across the rear or East and of lot No. seven (7) having, according to said plat, the following metes and bounds, to wit: Beginning at an iron pipe on the South side of Wilkins Street, on the Northeast corner of lot No. seven (7) and on corner of Mrs. H. D. Wilkins' lot, and running thence along Mrs. Wilkins' lot S. 18° E. thirty six and three-tenths (36.3) feet to an iron pipe on the Northeast corner of lot No. six (6); thence with line of last mentioned lot S. 72° W. ten (10) feet to a stake; thence N. 18° W. to a stake on the south side of Wilkins Street; thence along said street N. 88° 14' E. to the beginning corner; this strip to be used exclusively as a private lane or driveway to give access to the rear of lot No. six (6) first hereinabove described.

This is the same land conveyed to said Title Guarantee and Trust Company, as Trustee, by Allen Bowen, by deed dated June 14, 1929, and recorded in said office in Deed Book 147, at page 538. That deed was executed by mistake: it should have been directly to said Parrish and Gower, because the mortgage which is was intended to discharge (recorded in said County in Book 113, at page 67) really belonged to said Parrish and Gower, though nominally held by this Company, as Trustee. This deed is executed in consideration of the ^{actual} ownership of the mortgage by said Parrish and Gower and in satisfaction thereof: no money is paid to this Company by said grantees.

To gether 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 their heirs and assigns forever; subject, however, to the following restrictions and conditions, to wit:

- (1) Said lot shall be used exclusively for residential purposes for white persons only (except as to servants of occupants) and shall never be sold, rented or otherwise disposed of to any person wholly or partly of African descent, or used in any manner which may render neighboring property undesirable for residential purposes.
- (2) No building (other than out buildings appurtenant to a dwelling) costing less than three thousand dollars (\$3,000.00) shall be erected on said lot, or any part thereof; nor shall any building be erected thereon within thirty (30) feet of Elm Street.
- (3) No surface closet or cesspool shall ever be used on said land; but only septic tanks or other sanitary sewers.

The purchase price of said land has been reduced materially because of the foregoing conditions, which are not conditions subsequent, but are to be deemed covenants running with the land and binding all owners and occupants thereof. They may be enforced by appropriate proceedings by any owner or occupant of any lot of land shown on said plat, as well as by this grantor, since they are for the benefit of all persons in the neighborhood. By accepting this deed, said grantees bind themselves and their heirs and assigns to comply with all of said conditions.

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