

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 three thousand, one hundred and fifty Dollars (\$3150.00) 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 W.S. Barr all those three certain lots, pieces or parcels 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 lots numbered thirty-two (32), thirty-three (33) and thirty-four (34) on a plat of Mrs. H.D. Wilkins' property made by R.E. Dalton, dated March, 1924, and recorded in the office of the Register of Meane Conveyances for said County and State in Plat Book " F " at page 209, and having, according to said plat, the following metes and bounds respectively, to-wit:-

Lot 32: Beginning at an iron pipe on the west side of Ladson Street sixty-three and thirty-six one-hundredths (63.36) feet northward from the north-west corner of Ladson and Otis Streets (said iron pipe being on the north-east corner of lot No. 33), and running thence along said Ladson Street N. 11° 57' W. sixty-three and thirty-six one-hundredths (63.36) feet to an iron pipe on the south-east corner of lot No. 31; thence with line of last mentioned lot S. 72° W. one hundred and twenty-eight (128) feet to an iron pipe on the north-east corner of lot No. 34; thence with line of last mentioned lot S. 7° 05' E. sixty-four and a quarter (64.25) feet to a stake on the north-west corner of lot No. 33; thence with line of last mentioned lot N. 72° E. one hundred and thirty-three and a half (133.5) feet to the beginning corner.

Lot 33: Beginning at an iron pipe on the north-west corner of Ladson and Otis Streets, and running thence along Ladson Street N. 11° 57' W. sixty-three and thirty-six one-hundredths (63.36) feet to an iron pipe on the south-east corner of lot No. 32; thence with line of last mentioned lot S. 72° W. one hundred and thirty-three and a half (133.5) feet to an iron pipe in the east line of lot No. 34; thence with line of last mentioned lot S. 7° 05' E. sixty-four and a quarter (64.25) feet to an iron pipe on the north side of Otis Street; thence along said Street N. 72° E. one hundred and thirty-nine (139) feet to the beginning corner.

Lot 34: Beginning at an iron pipe on the north-east corner of Otis and Hill Streets, and running thence along Otis Street N. 72° E. fifty (50) feet to an iron pipe on the south-west corner of lot No. 33; thence N. 7° 05' W. one hundred and twenty-eight and a half (128.5) feet along line of lots thirty-three and thirty-two to an iron pipe in the south line of lot No. 31; thence S. 72° W. forty (40) feet along line of lot No. 31 to an iron pipe on the east side of Hill Street; thence along Hill Street S 2° 44' E. one hundred and thirty and six-tenths (130.6) feet to the beginning corner; these being portions of the tract of land conveyed to said Title Guarantee and Trust Company, as Trustee, by Mrs. Harriet D. Wilkins by deed bearing date January 31, 1924, and recorded in said office in Deed Book 100, at page 199.

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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 hereinabove named and his heirs and assigns forever; subject, however, to the following restrictions and conditions, to-wit:-

(1) Said lots shall be used exclusively for residential purposes for white persons only (except as to servants of occupants, and except that a store building may be erected on lot thirty-four if desired) 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 outbuildings appurtenant to a dwelling) costing less than three thousand, five hundred dollars (\$3,500.00) shall be erected on lot thirty-two or on lot thirty-three, or on any part of either of said lots; nor shall any building be erected on either of said two lots within twenty-five (25) feet of Ladson Street. Any dwelling erected on lot thirty-two or on lot thirty-three, or on any part of either of said two lots shall face Ladson Street; and neither of said lots (thirty-two and thirty-three) shall be re-cut or subdivided, so as to face in any other direction. This restriction (No. 2) shall not apply to lot thirty-four (34).

(3) No surface closet or cess pool 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 grantee binds himself and his heirs and assigns to comply with all of said conditions.

And the said granting corporation does hereby bind itself as trustee for Mrs. H.D. Wilkins, and its successors, to warrant and forever defend all and singular the said premises unto the grantee hereinabove 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 through or under said granting corporation.

In witness whereof the said granting corporation has caused its corporate seal to be hereunto affixed and these presents to be subscribed by L.O. Patterson, its President and Treasurer (being duly authorized thereunto) on this the eighth day of April, in the year of our Lord one thousand, nine hundred and twenty-four, and in the one hundred and forty-eighth year of the sovereignty and Independence of the United States of America.

Signed, sealed and delivered

in the presence of:

Mary R. Nesbitt,

Wm. Henry Thomas.

Title Guarantee and Trust Company,
as Trustee
By L.O. Patterson
L.O. Patterson, President and
Treasurer.



U.S. Stamps \$3.50

S.C. Stamps \$3.50

(Over)