

State of South Carolina,
County of Greenville.

Know all men by these presents that Title Guarantee and Trust Com-
pany (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 thirty-
nine hundred dollars (\$3900.00) to it in hand duly paid at and be-
fore the sealing and delivery of these presents by the grantee herein-
after named (the receipt whereof is hereby acknowledged), has grant-
ed, bargained, sold and released, and by these presents does grant, bar-
gain, sell and release unto Emma C. Clewland all those two 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 num-
bered nine (9) and fourteen (14) on a plat of Mrs H. D. Wilkins prop-
erty made by R. E. Dalton, dated March, 1924, and recorded in the of-
fice 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 respecitively, to-wit:

Lot 9: Beginning at an iron pipe on the west side of Elm Street ninety-
two (92) feet southward from the south side of Wilkins Street (said pipe
being on the north-east corner of lot No. 10), and running thence a-
long Elm Street N. 18° W. forty-seven (47) feet to an iron pipe on the south-
east corner of lot number eight; thence with line of last mentioned lot
S. 78° 42' W. one hundred and fifty-three and seven-tenths (153.7) feet to
an iron pipe on line of lot No. 23; thence S. 15° 45' E. sixty-five and one-tenth
(65.1) feet along line of lots twenty-three and twenty-two to an iron pipe on
the north-west corner of lot No. 10; thence with line of last mentioned lot
N. 72° E. one hundred and fifty-five (155) feet to the beginning corner.

Lot 14: Beginning at an iron pipe on the west side of Elm Street six-
ty-three (63) feet northward from the north side of Otis Street and run-
ning thence along Elm Street N. 18° W. sixty-three (63) feet to an iron pipe
on the south-east corner of lot No. 13; thence along line of last mention-
ed lot S. 72° W. one hundred and sixty-five (165) feet to an iron pipe on
joint corner of lots thirteen, fourteen, seventeen and eighteen; thence S.
15° 45' E. sixty-three and five one hundredths (63.05) feet to an iron pipe
on joint corner of lots fourteen, fifteen, sixteen and seventeen; thence
N. 72° E. one hundred and sixty-seven and a half (167.5) feet along line of
lot No. 15 to the beginning corner; there 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.

Together with all and singular the rights, meane, 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 mention-
ed unto the grantee herein above named and her heirs and assigns
forever, subject, however, to the following restrictions and conditions:

- (1) Said lots shall be used exclusively for residential purposes for
(next page)

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 prop-
erty undesirable for residential purposes.

(2) No building (other than out-buildings appurtenant to a dwelling) cost-
ing less than thirty-five hundred dollars (\$3500.00) shall be erected on lot
number nine (9), or any part thereof; no building (other than out-buildings)
appurtenant to a dwelling) costing less than four thousand dollars (\$4000.00)
shall be erected on lot number fourteen (14), or any part thereof; nor shall any
building be erected on either lot 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.

(4) Said grantor hereby reserved to itself and to all persons who may own
lots in this subdivision and may be interested in the main tenance
of the sewer which has been laid diagonally across lot number nine
hereby conveyed, and to their successors, heirs and assigns, and their
tenants, agents and employees, an easement or right-of-way eight (8)
feet in width along and adjacent to the line of said sewer, with the
privilege of entering upon said right-of-way at any and all rea-
sonable times and freely to pass and re-pass on foot and with an-
imals and vehicles, loaded and otherwise, through and over the same
for the purpose of maintaining, repairing and replacing said sewer
from time to time as they may desire, it being agreed that the owner
of the land hereby conveyed shall be compensated for unnecessary
damage caused by said repairs and may connect with said sewer,
free of charge, provided such connection be made in compliance with
the rules and regulations of the City of Greenville.

The purchase price of said land has been reduced materially be-
cause of the foregoing conditions, which are not conditions sub-
sequent, but are to be deemed covenants running with the land
and binding all owners and covenants 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 ac-
cepting this deed, said grantee binds herself and her 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 herein-
above named and her heirs and assigns, against itself and its
successors and against every person whomsoever lawfully claim-
ing 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 sub-
scribed by L. D. Patterson, its President and Treasurer (being duly
authorized thereunto) on this the eleventh 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