

THE STATE OF SOUTH CAROLINA,

COUNTY OF GREENVILLE.

KNOW ALL MEN BY THESE PRESENTS, That I, H.K. Johnson

in the State aforesaid,
in consideration of the sum of
Ten DOLLARS,
and other good and valuable consideration

to me
in hand paid
at and before the sealing of these presents by Willie C. Belk

the receipt whereof is hereby acknowledged, have granted, bargained, sold and released, and by these presents do Grant, Bargain, Sell and Release unto the said

Willie C. Belk: 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 number seventeen (17) on a plat of Mrs. H.D. Wilkin's property made by R.E. Dalton, dated March 1924, to be recorded in the office of the Register of Deeds Conveyances 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 Ladson Street sixty-three and thirty-six one-hundredths (63.36) feet northward from the north side of Otis Street, and running thence N. 72 deg. E. one hundred and sixty-five and eight-tenths (165.8) feet along line of lot number sixteen to an iron pipe on joint corner of lots fourteen, fifteen, sixteen and seventeen; thence N. 15-45' W. sixty-three and five one-hundredths (63.05) feet along line of lot number fourteen to an iron pipe on joint line of lots thirteen, fourteen, seventeen and eighteen; thence S. 72 deg. W. one hundred and sixty-one and seven-tenths (161.7) feet along line of lot number eighteen to an iron pipe on east side of Ladson St.; thence along said Street S. 11-57 E. sixty-three and thirty-six one-hundredths (63.36) feet to the beginning corner; this being a part of the tract of land conveyed to Title Guarantee and Trust Company, as Trustee, by Mrs. Harriet M. Wilkins by deed bearing date January 31, 1924 and recorded in said office in Deed Book 100, at page 199.

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, five hundred dollars (\$3,500.00) shall be erected on said lot, nor shall any building be erected thereon within twenty-five (25) feet of Ladson Street. Any dwelling erected on said lot shall face Ladson Street; and said lot shall not be recut nor subdivided to as to face in any other direction.
(3) No surface closet or cesspool shall ever be used on said land; but only septic tanks or other sanitary covers.
(4) Said Grantor hereby reserves to itself and to all persons who may own lots in this subdivision and may be interested in the maintenance of the sewer which has been laid across the land 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 to any and all reasonable times and freely to pass and re-pass on foot and with animals 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 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 herself and her heirs and assigns to comply with all of said conditions.

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 said premises before mentioned, unto the said Willie C. Belk and his

heirs and assigns, forever.

AND I, myself, do hereby bind
heirs, executors and administrators, to warrant and forever defend, all and singular, the said premises unto the said Willie C. Belk and his

heirs and assigns, against
and
their, and against every person whomsoever lawfully claiming or to claim the same, or any part thereof.

WITNESS my hand and seal, this 20th day of September in the year of our Lord one thousand and twenty-four and in the one hundred and eighty-eighth year of the Sovereignty and Independence of the United States of America.

Signed, sealed and delivered in the presence of
J. H. Cunningham (L. S.)
W. O. Ballentine (L. S.)
(L. S.)
(L. S.)
(L. S.)

U. S. Stamps Cancelled, \$ 1 and 50 Cents.
S. C. Stamps Cancelled, \$ 1 and 50 Cents.

STATE OF SOUTH CAROLINA,
County of Greenville,
PERSONALLY appeared before me, J. H. Cunningham
and made oath that he saw the within named H. K. Johnson

sign, seal, and as witness, he, with
W. O. Ballentine witnessed the execution thereof
SWORN to before me, this 20th day of September A. D. 1924
W. O. Ballentine (L. S.)
Notary Public for S. C.

STATE OF SOUTH CAROLINA,
County of Greenville,
RENUNCIATION OF DOWER
I, W. O. Ballentine, do hereby certify

unto all whom it may concern, that Mrs. Minnie W. Johnson
wife of the within named H. K. Johnson
did this day appear before me, and, upon being privately and separately examined by me, did declare that she does free, voluntarily and without any compulsion, dread or fear of any person or persons whomsoever, renounce, release and forever relinquish unto the within named Willie C. Belk and his
Heirs and Assigns, all her interest and estate, and also all her right and claim of Dower of, in or to all and singular the Premises within mentioned and released.

GIVEN under my hand and seal, this 20th day of September A. D. 1924
Minnie W. Johnson
W. O. Ballentine (L. S.)
Notary Public for S. C.

Recorded Sept. 22nd 1924

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