

TITLE TO REAL ESTATE—G.T. 211

STATE OF SOUTH CAROLINA,
Greenville County.KNOW ALL MEN BY THESE PRESENTS, That I, Knox L. Haynsworth, as Trustee,

In the State aforesaid,

for consideration of the sum of

Three Hundred and no/100 (\$300.00)

Dollars

to me

In hand paid

at and before the sealing of these presents by

J. F. Norris, Mary Norris, Connie Mack Norris and Thelma Norris,

(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

J. F. Norris, Mary Norris, Connie Mack Norris and Thelma Norris, their heirs and assigns:-

All that piece, parcel or lot of land North of the City of Greenville, in the County of Greenville, State of South Carolina, on Paris Mountain Road, and being known and designated as Lot No. 1 of North Sunset Hills according to a plat thereof made by Dalton & Neves, Engineers, in July, 1941, and recorded in the R. M. C. Office for Greenville County in Plat Book L, at page 92, and having, according to said plat, the following metes and bounds, to-wit:-

Beginning at an iron pin on the Northwest side of Paris Mountain Road, joint front corner of lots No. 1 and 2 of North Sunset Hills and running thence with the line of Lot No. 2, N. 38-38 W. 157.8 feet to an iron pin on the South side of a 5 foot utilities alley; thence with said alley S. 50-52 W. 66.3 feet to an iron pin on the Northeast side of Elizabeth Drive; thence with Elizabeth Drive S. 40-50 E. 132.5 feet to an iron pin; thence with the corner of Elizabeth Drive and Paris Mountain Road S. 84-44 E. 36.1 feet to an iron pin on the Northwest side of Paris Mountain Road; thence with said Road N. 51-22 E. 35 feet to the beginning corner, together with a one-half interest in a 5 foot strip adjoining the above described lot on the rear and shown on said plat as reserved for utilities, which said strip shall be used only for the erection, maintenance and servicing of utilities for this and the other lots of said subdivision.

This is one of the lots conveyed to me by Riverside Land Company by deed dated June 9th, 1941, and recorded in the R. M. C. Office for Greenville County, S. C. in Deed Book 234 at page 121.

This lot is subject to the following restrictions:

1. No portion thereof shall be used for any purpose other than single family residences for white persons only, except as servants of occupants, and shall never be sold, rented or otherwise disposed of to any person other than an American of the White or Caucasian race, or be used in any manner which may render neighboring property less desirable for residential purposes.
2. No trailer, basement, tent, shack, garage, barn or other out-building erected on any of said property shall at any time be used as a residence temporarily or permanently, nor shall any residence of a temporary character be permitted, nor shall any part of this property be used as a tourist or trailer camp.
3. Not more than one dwelling shall be erected on any lot shown on said plat (provided, however, this prohibition shall not prevent the erection of servants' quarters appurtenant to the dwelling); nor shall any lot or lots shown on said plat of North Sunset Hills be re-cut or subdivided and the facing of the lots shown on said plat of North Sunset Hills shall be adhered to.
4. No residence shall be erected on any lot facing on Paris Mountain Road which shall cost, excluding the lot, less than \$3,000.00, nor on any lot facing any other street in this plat of North Sunset Hills costing less than \$2,000.00, including the lot.
5. The respective owners of the properties hereinabove described reserve to themselves and itself, and their and its successors and assigns, the right to place gas, water and sewer pipes, telephone, telegraph, light and power lines, and any other instrument of public utility over or under any street, avenue, road, alley or park at any time without compensation to any lot owner, except that the premises shall be left in as good condition as before.
6. No surface closet shall ever be used on any portion of said properties but only septic tanks and other sanitary sewers; and all owners and occupants of all, or any portion of said properties, shall be governed by such reasonable sanitary rules and regulations as may be adopted from time to time by a majority of the owners of the property or portions thereof, at the time of the adoption thereof.