

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 twenty-five hundred dollars (\$2500.00) 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 Sallie I. Sheck 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 thirteen (13) 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 Mesne 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 west side of Elm Street one hundred and twenty-six (126) feet northward from the north side of Otis Street, and running thence along Elm Street N. 18° W. sixty-three (63) feet to an iron pipe on the south-east corner of lot number twelve; thence along line of last mentioned lot S. 72° W. one hundred and sixty-two and a half (162.5) feet to an iron pipe on joint corner of lots twelve, thirteen, eighteen and nineteen; thence S. 15° 45' E. sixty-three and five one-hundredths (63.05) feet to an iron pipe on joint corner of lots thirteen, fourteen, seventeen and eighteen; thence N. 72° E. one hundred and sixty-five (165) feet along line of lot number fourteen to the beginning corner; this being a part of the tract of land conveyed to said Title Guarantee and Trust Company, as Trustee by Mrs. Harriett 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, 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 her 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 outbuildings appurtenant to a dwelling) costing less than four thousand dollars (\$4000.00) 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, -

(Over)