

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 one dollar to it in hand duly paid at and before the sealing and delivery of these presents by the grantees 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.D. Parrish and T.C. Gower all those 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 seven (except a strip ten feet in width running across the rear or east end of lot number seven heretofore conveyed by this company to Allan Bowen), ten (10), twenty-one (21), twenty-two (22), twenty-three (23), twenty-four (24), twenty-five (25), twenty-six (26), twenty-seven (27), twenty-eight (28), twenty-nine (29), and thirty (30) 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 such metes and bounds as are set forth on said plat; these being all the remaining portions of that 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, 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 grantees hereinabove named and their heirs and assigns forever: subject, however, to the following

restrictions and conditions, to-wit:

- (1) Said lots shall be used exclusive 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 dollars (\$3000.00) shall be erected on lots numbered seven (7), ten (10), twenty-one (21), twenty-nine (29) or thirty (30), or on any part of said lots. No such building costing less than two thousand, five hundred dollars (\$2,500.00) shall be erected on lots numbered twenty-two (22), twenty-three (23), twenty-four (24), twenty-five (25), twenty-six (26), twenty-seven (27) or twenty-eight (28), or on any part of any of said lots. No building shall be erected on any of said lots within thirty (30) feet of Elm Street, or within twenty-five (25) feet of Ladson Street, except that buildings may be erected on the following lots not less than the following distances respectively, from Ladson Street, to-wit: lot twenty-five (25), twenty (20) feet; lot twenty-six (26), twenty-one (21) feet; lot twenty-seven (27), twenty-two (22) feet; lot twenty-eight (28), twenty-three (23) feet and lot twenty-nine (29), twenty-four (24) feet.

(Next page)

Any dwelling erected on lot No. seven (7) or lot No. ten (10) shall face Elm Street. Any dwelling erected on any of the remaining lots hereby conveyed shall face Ladson Street. None of said lots shall be re-cut or subdivided so as to face in any other direction than as shown on said plat.

(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 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 lots numbered ten (10), twenty-one (21), twenty-two (22), twenty-three (23) and twenty-four (24) hereby conveyed, and to their successors, heirs and assigns, and their tenants, agents and employees, as 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 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 grantees bind themselves and their 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 grantees hereinabove named and their 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 tenth day of May, 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 (U.S. Stamps \$6.50)
Wm. Henry Thomas (S.C. Stamps \$6.50)

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



State of South Carolina,
County of Greenville.
Personally appeared before me Mary R. Nesbitt and made oath that she saw the within named Title Guarantee and Trust Company, as Trustee, by L.O. Patterson, its President and Treasurer, sign seal with its corporate seal, and as the act and deed of said corporation deliver the within written deed, and that she with Wm. Henry Thomas witnessed the execution thereof.
Sworn to before me this 10th,
day of May, A.D. 1924.
D.B. Leatherwood (L.S.)
Notary Public for
South Carolina.

Mary R. Nesbitt

Recorded June 17th, 1924.

END OF DEED