

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 said State and having its principal place of business in the City of Greenville, in said County and State), as Trustee, in consideration of the sum of ten dollars (\$10.00), to it in hand paid at and before the sealing of these presents by Emory N. Smith (the receipt whereof is hereby acknowledged), and for other good and valuable considerations, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the said Emory N. Smith, and his heirs and assigns forever, all that certain lot, piece or parcel of land situate, lying and being in the State of South Carolina and County of Greenville, being known and designated as lot number fifty-seven (57) of the "North Hills" property of Title Guarantee & Trust Co. (which subdivision lies partly within and partly just outside the present City Limits of Greenville), according to a plat thereof made by R.E. Dalton, dated April 1925, and to be recorded in the office of the Register of Mesne Conveyances for said County and State, in Plat Book "H", at page 138; said lot having a frontage of seventy-one (71) feet on the north side of Gallivan Avenue; being approximately two hundred and thirteen (213) feet westward from Bennett Street and approximately three hundred and forty-three (343) feet eastward from the line of the H.M. Hester property and a depth of one hundred and eighty (180) feet; bounded on the east by lot number fifty-eight (58) and on the west by lot number fifty-six (56) and having such metes and bounds as are shown on said plat; the same being hereby adopted as a part of this description.

This is a portion of the land conveyed to said grantor, as Trustee by B.E. Gear and others, by deed dated January 25, 1925, and recorded in said office in deed book 100, at page 423; these presents being executed in accordance with the terms of said trust deed.

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 said Emory N. SMITH, and his heirs and assigns forever:

Subject, however, to the following restrictions and conditions, to-wit:

1. The lot of land hereby conveyed 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 less desirable for residential purposes.
2. No residence (other than out-buildings appurtenant to dwellings) costing less than five thousand dollars (\$5,000.00), shall be erected thereon prior to January 1, 1942.
3. The grantor reserves to itself and its successors the right to authorize the placing, maintaining, repairing and replacing of gas, water and sewer pipes, telephone, light and power lines, and any other instrument of public utility over or under any street, alley, park or lot at any time, without compensation to any lot owner; except that the premises shall be left in as good condition as before.
4. No surface closet or cesspool shall ever be used on said land; but only septic tanks or other sanitary sewers; and all occupants of said land 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 lands in said "North Hills".

The purchase price of said land has been reduced materially because of the foregoing -

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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 land in "North Hills", as well as by this grantor, since they are for the benefit of all persons in the neighborhood. By accepting this deed, each grantee binds himself and his heirs and assigns to comply with all of said conditions.

In witness whereof the said Title Guarantee and Trust Company (as Trustee) has caused its corporate name to be hereunto subscribed and its corporate seal to be hereunto affixed by L.O. Patterson, its President and Treasurer (who is duly authorized thereto) on this the twentieth day of January in the year of our Lord one thousand nine hundred and twenty-seven, and in the one hundred and fifty-first year of the Independence of the United States of America.

Signed, sealed and delivered

in the presence of:

Lois C. Rives,

J.V. Croskeys

S.C. Stamps \$3.00

Title Guarantee and Trust Company (Seal)

As Trustee

By L.O. Patterson,

President and Treasurer.



State of South Carolina,
County of Greenville.

Personally appeared before me J.V. Croskeys and made oath that he 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 he with Lois C. Rives witnessed the execution thereof.

Sworn to before me this

10th, day of January, A.D. 1927.

Oscar Hodges (Seal)

J.V. Croskeys

Notary Public for South Carolina.

State of South Carolina,
County of Greenville.

Know all men by these presents that lot number fifty-seven (57) of "North Hills" (conveyed by the within deed from Title Guarantee and Trust Company, as Trustee to Emory N. Smith is hereby, for value received, released from the lien of the \$35,000.00 mortgage given to Gallivan Building Company by B.E. Gear and others, bearing date January 15, 1925, and recorded in the office of the Register of Mesne Conveyances for said County and State in mortgage book 156, at page 21.

In witness whereof said Gallivan Building Company (a corporation chartered under the laws of said State and having its principal place of business in the City of Greenville, in said County and State) has caused its corporate name to be hereunto subscribed and its corporate seal to be hereunto affixed by J.F. Gallivan, its President, (who is duly authorized by the by-laws of said corporation to execute this release) on this the ninth day of February, A.D. 1927.

Signed, sealed and delivered

in the presence of:

Lois C. Rives

J.V. Croskeys

Gallivan Building Company (Corporate Seal)

By J.F. Gallivan, Pres.

State of South Carolina,
County of Greenville.

Personally appeared before me J.V. Croskeys and made oath that he saw the within named Gallivan Building Company by J.F. Gallivan, its Pres., sign, seal with its corporate seal, and as the act and deed of said corporation deliver the within written Release, and that he with Lois C. Rives witnessed the execution thereof.

Sworn to before me this 9th,

day of Feb. A.D. 1927.

E. Louise Parker (Seal)

Notary Public for South Carolina.

J.V. Croskeys

Recorded February 17th, 1927 at 9:00 A.M.

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