

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-seven hundred and fifty dollars (\$2750.00) 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 C.H. Talley 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 One (1) 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 Meane 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 north-east corner of Elm and Otis Streets, and running thence along Otis Street N. 72° E. one hundred and seventy (170) feet to an iron pipe on the corner of land of Mrs. H.D. Wilkins; thence along her line N. 18° W. sixty-three (63) feet to an iron pipe on the south-east corner of lot No. 2; thence with line of last mentioned lot S. 72° W. one hundred and seventy (170) feet to an iron pipe on the east side of Elm Street; thence along Elm Street S. 18° E. sixty-three (63) feet 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. 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 grantee hereinabove named and his 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. Any dwelling erected on said lot shall face Elm Street; and said lot shall not be re-cut nor subdivided so as to face in any other direction; provided that the rear or east end of said lot, fronting not more than sixty (60) feet on Otis Street, may be cut off and sold separately and a dwelling costing not less than two thousand dollars (\$2000.00) fronting Otis Street may be erected thereon.
- (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.

(Over)

*For instrument to this Deed, see Deed Book 141 Page 10*