

State of South Carolina,
County of Greenville.

Know all men by these presents that we, W.D. Parrish and T.C. Gower, of the City of Greenville and said County and State, in consideration of the sum of one thousand dollars (\$1000.00) to us in hand paid at and before the sealing and delivery of these presents by W.B. Ellis, Jr., and W.R. Childress (the receipt whereof is hereby acknowledged), and for divers other good and valuable considerations, have granted, bargained, sold and released, and by these presents do grant, bargain sell and release unto the said W.B. Ellis, Jr., and W.R. Childress, 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 numbered twenty-five (25) 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 south-west corner of Ladson and Wilkins Streets, and running thence along Wilkins Street S. 86° 14' W. ninety-three (93) feet to an iron pipe on the corner of Hill Street; thence along the east side of Hill Street S. 2° 44' E. eighty-two and four-tenths (82.4) feet to an iron pipe on the north-west corner of lot No. 26; thence along line of last mentioned lot N. 72° E. one hundred and five and nine-tenths (105.9) feet to an iron pipe on Ladson Street; thence along the west side of Ladson Street N. 11° 57' W. fifty-seven (57) feet to the beginning corner; this being one of the lots conveyed to us, the said W.D. Parrish and T.C. Gower, by Title Guarantee and Trust Company, as Trustees, by deed dated May 10, 1924, and recorded in said office in Deed Book No. 100, at page 272. 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 W.B. Ellis, Jr., and W.R. Childress and their heirs and assigns forever, subject, however, to the following conditions and restrictions, 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 twenty-five hundred dollars (\$2500.00) shall be erected on said lot or any part thereof; nor shall any building be erected thereon within twenty (20) feet of Ladson Street; and any building erected thereon shall face Ladson Street. Said lot shall not 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.

The purchaser 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 occupants and owners 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 -

(Over)