

State of South Carolina  
County of Greenville

Know all men by these presents that Title Guarantee and Trust Company (a corporation organized under the laws of the State of South Carolina, and having its principal place of business at Greenville in said County and State, as Trustees for and in consideration of the sum of Fifteen Hundred Dollars, (\$1500.00) to it in hand paid at and before the signing and delivery of these presents by the grantor hereinafter named (the receipt whereof is hereby acknowledged) has granted, bargained, sold, alien, released, and by these presents she grant, bargain, sell, and release unto Miss Stuart Sherman all that certain lots, 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 thirty-one (31) 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 "I" 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 Ladsen Street one hundred and twenty-six and seventy-two one hundredths (126.72) feet northward from the north side of Olive Street and running thence along Ladsen Street N. 11° 57' W. sixty-three and thirty-six one hundredths (63.36) feet to an iron pipe on the southeast corner of lot no. 30; thence along line of last mentioned lot S. 72° W. one hundred and fifty-seven and five tenths (157.5) feet to an iron pipe on Hill Street; thence along Hill Street S. 2° 44' E. sixty-five and three tenths (65.3) feet to an iron pipe on the north-west corner of lot no. 34; thence N. 72° E. one hundred and sixty-eight (168) feet along the line of lots thirty-four and thirty-two to the beginning corner; this being a part of the tract of land conveyed to said Title Guarantee and Trust Company as Trustees, 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 hereinafter 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 un-

- desirable for residential purposes
- (2) No building (other than outbuildings appurtenant to a dwelling) costing less than thirty-five hundred Dollars (\$3500.00) shall be erected on said lot or any part thereof; nor shall any building be erected thereon within twenty-five (25) feet of Ladsen Street.
- (3) No surface closet or cess pool 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 part 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 grantor binds herself and her 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 grantee hereinafter named and her 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 eleventh day of April, in the year of our Lord one thousand nine hundred and twenty-four and in the one hundred and sixty-eighth year of the Sovereignty and Independence of United States of America

signed sealed and delivered in the presence of:  
Mary B. Nestitt  
Wm. Henry Thomas

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



State of South Carolina }  
County of Greenville }  
b. c. }  
\$1.50 }  
\$1.50 }

Personally appeared before me Wm. Henry Thomas 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 Mary B. Nestitt witnessed the execution thereof.

Sworn to before me this 12th day of April, A. D. 1924  
W. B. Probst S. B.  
Notary Public for South Carolina

Recorded April 21st 1924

END OF DOC