

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-eight hundred and fifty dollars (\$2850.00) 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 R. W. Altom, 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 fifteen (15) 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 Meuse 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-west corner of Otis and Elm Streets, and running thence along said Elm Street N. 18° W. sixty-three (63) feet to an iron pipe on the south-east corner of lot No. 14; thence along line of said lot S. 72° W. One hundred and sixty-seven and a half (167.5) feet to an iron pipe on joint corner of lots fourteen, fifteen, sixteen and seventeen; thence S. 15° 45' E. sixty-three and five one-hundredths (63.05) feet along line of lot No. 16 to an iron pipe on the north side of Otis Street; thence along Otis Street N. 72° E. One hundred and seventy (170) 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 S. 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 out buildings appurtenant

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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 west end of said lot fronting not more than 60 feet on Otis St. may be cut off, and sold separately and a dwelling costing not less than \$1500.00 fronting Otis St. 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, 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 grantee binds himself and his 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 hereinabove named and his 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 eighth day of April 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:  
Mrs. Henry Thomas } Title Guarantee and Trust Company,  
Mary R. Nesbitt. } As Trustee  
By L. O. Patterson,  
L. O. Patterson, President and Treasurer.



State of South Carolina, County of Greenville. U.S. Stamps \$3.00, S.C. Stamps \$3.00.

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 deed, and that he with Mary R. Nesbitt witnessed the execution thereof.

Sworn to before me this 12th day of April, A.D. 1924.  
Wm. H. Thomas, Notary Public for South Carolina.

Recorded April 29th 1924.

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