

State of South Carolina  
County of Greenville.

Know all men by these presents that Title Guaranty 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 fifteen hundred dollars (\$1500.00) 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 E. M. Belk 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 eight (8) 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 Conveyance 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 Elm and Wilkins' Streets, and running thence along Wilkins' Street S. 86° 14' W. One hundred and fifty-four and a half (154.5) feet to an iron pipe on the north-east corner of lot No. 24; thence S. 15° 45' E. sixty-five (65) feet along line of lots twenty-four and twenty-three to an iron pipe on the north-west corner of lot No. 9; thence N. 78° 42' E. one hundred and fifty-three and seven-tenths (153.7) feet along the line of lot No. 9 to an iron pipe on the west side of Elm Street; thence with Elm Street N. 18° W. forty-five (45) feet to the beginning corner; this being a part of the tract of land conveyed to said Title Guaranty 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 said 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 thirty-five hundred dollars (\$3500.00) 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.

(Over)