

THE STATE OF SOUTH CAROLINA,

COUNTY OF GREENVILLE.

KNOW ALL MEN BY THESE PRESENTS, That The Etowah Realty Corporation

a corporation chartered under the laws of the State of South Carolina and having its principal place of business at Greenville in the State of South Carolina for and in consideration of the sum of Five DOLLARS, and other valuable considerations

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 J. W. Southerland, his heirs and assigns forever.

All that certain Piece, Parcel or lot of land in the County and State aforesaid in Greenville Township being known and designated as Lot No. 4 of Paris - Piney Fork, according to Plat thereof recorded in the R.M.C. office for Greenville County, in Plat. Book 74, Pages 19-20, reference to said Plat being made for a more complete description of said lot. See Vol. 107, Page 376; Vol. 116, Page 42.

In accepting this deed, the grantee herein agrees that the following restrictions shall act as covenants running with the land, and that in the event of violation of any of them, the property herein conveyed shall revert to the immediate grantor.

(1) No lot in this subdivision shall be sold, leased or rented in any manner, directly or indirectly, by any title, either legal or equitable to any person of the Caucasian Race, nor to any corporation of which any stockholder shall be other than of the Caucasian Race;

(2) The owner of any lot in this subdivision shall provide for the disposal of sewage from said lot by means of septic tanks of an approved type (where city sewerage is not accessible) and no outside toilets shall be built;

(3) An easement is and shall be reserved to use a strip of land for the purpose of installing and maintaining telephone and electric lines, water and gas pipes;

(4) No nuisance shall be permitted to be maintained on any lot in this subdivision

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 his heirs and assigns forever.

And the said granting corporation does hereby bind itself and its successors to warrant and forever defend all and singular the said premises unto the grantee hereinafter 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.

In witness whereof the said granting corporation has caused its corporate seal to be hereunto affixed and these presents to be subscribed by its duly authorized officers

on this the 30th day of September in the year of our Lord one thousand nine hundred and twenty-six and in the one hundred and fifty first year of the Sovereignty and Independence of the United States of America.

Signed, Sealed and Delivered in the Presence of A. C. M. Mannus and H. W. Estes } The Etowah Realty Corporation by W. D. Workman, President and W. M. Walters, Secretary

S. C. Revenue Stamps Cancelled, \$ 1 and 00 cents.

STATE OF SOUTH CAROLINA, County of Greenville

PERSONALLY appeared before me A. C. M. Mannus and made oath that he saw W. D. Workman as President and W. M. Walters as Secretary of The Etowah Realty Corporation a corporation chartered under the laws of the State of South Carolina

sign, seal with its corporate seal, and as the act and deed of said corporation deliver the within written deed, and that H. W. Estes witnessed the execution thereof.

SWORN to before me, this 30th day of September A. D. 1926 } A. C. M. Mannus (SEAL) Notary Public for South Carolina.

Recorded Nov. 23rd 1926 at 8:50 o'clock, a M.

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