

restrictions and conditions to wit:

1. The lot of land hereby conveyed 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 less desirable for residential purposes.

2. No residence (other than out-buildings appurtenant to dwellings), costing less than five thousand dollars (\$5,000.00), shall be erected thereon prior to January 1, 1942.

3. The grantor reserves to itself and its successors the right to authorize the placing, maintaining, repairing and replacing of gas, water and sewer pipes, telephone, trolley or light and power lines, and any other instrument of public utility over or under any street, alley, park or lot at any time, without compensation to any lot owner, except that the premises shall be left in as good condition as before.

4. No surface water or creek shall ever be used on said land; but only cistern tanks or other sanitary sewers; and all occupants of said land shall be governed by such reasonable sanitary rules and regulations as may be adopted from time to time by a majority of the owners of lands in said "North Hills".

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 land in "North Hills", as well as by this grantor, since they are for the benefit of all persons in the neighborhood. By accepting this deed, each grantee binds himself and his heirs and assigns to comply with all of said conditions.

In witness whereof the said Title Guaranty and Trust Company, (as Trustee) has caused its corporate name to be hereunto subscribed and its corporate seal to be hereunto affixed by J. O. Patterson, its President and Treasurer, (who is duly authorized thereto) on this the

30th day of June in the year of our Lord one thousand nine hundred and twenty-seven and in the one hundred and fifty-first year of the independence of the United States of America.

Title Guaranty and Trust Company as Trustee (Seal)

By J. O. Patterson President & Treasurer.

Signed, Sealed and delivered in the presence of:

Wm. R. Timmons

J. F. Crosskey

State of South Carolina
County of Greenville

Personally appeared before me Wm. R. Timmons and made oath that he saw the within named Title Guaranty and Trust Company as Trustee, by J. 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 J. F. Crosskey witnessed the execution thereof.

Wm. R. Timmons

Sworn to before me this 2nd day of July A.D. 1927.

J. F. Crosskey (Seal)

Notary Public for South Carolina.

State of South Carolina
County of Greenville

Known all men by these presents that lot number nineteen (19) of North Hills (conveyed by the within deed from Title Guaranty and Trust Company, as Trustee, to F. W. Smith hereby, for value received, released from the lien of the \$55,000.00 mortgage given to Halligan Building Company by B. C. Keer and others, bearing date January 15, 1925 and recorded in the Office of the Register of Deeds Commissions for said County and State in mortgage book 15-6, at page 21,

in witness whereof said Halligan Building Company (a corporation chartered under the laws of said State and having its principal place of business in the City of Greenville in said County and State) has caused its corporate name to be hereunto subscribed and its corporate seal to be hereunto affixed by J. F. Halligan, who is duly authorized by the by-laws of said Corporation to execute this release) on this the 30th day of June A.D. 1927.

Halligan Building Company (Seal)

Signed, Sealed and delivered in the presence of:

Wm. R. Timmons

B. C. Keer