

State of South Carolina
County of Greenville
know all men by these presents that Title Guarantees and Trust 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) as trustee, in consideration of the sum of ten dollars and the assumption by said grantor of Five thousand eight hundred dollars (\$5,800.00) of this mortgage recorded in said County in mortgage Book 106, at page 21) to it in hand paid at said office the sealing of these presents by C. H. Talley (the receipt whereof is here by acknowledged), and for other good and valuable considerations, has granted, bargained, sold and released, and by these presents said grantor, bargain, sell and release unto the said C. H. Talley, all those certain lots, pieces and parcels of land situate, lying and being in the State of South Carolina and County of Greenville, in the second ward of the City of Greenville, known and designated as lots numbered twenty-three (23), twenty-four (24), twenty-five (25), twenty-six (26), twenty-seven (27), twenty-eight (28), thirty (30), thirty-one (31), thirty-two (32), and thirty-three (33) of the "North Hill" property of Title Guarantees and Trust Company (which subdivision lies partly within and partly just outside the present City limits of Greenville), according to a plat thereof made by R. E. Dalton, dated April, 1925, and to be recorded in the Office of the Register of Deeds of said County and State (H-92) Lots 23 to 28 inclusive I have, according to said plat, the following meters and bounds collectively to wit: beginning at an iron pipe on the north east corner of Barraux Street and McDonald Street (being the south west corner of lot 23) and running thence along Barraux Street S. 66° E. 165.0 feet to an iron pipe on the south west corner of lot 23; thence N. 19° 30' E. 40.8 feet along line of lots 17 to 22 inclusive to an iron pipe on the south side of Russell Avenue (being the north west corner of lot 17); thence along Russell Avenue N. 70° 30' W. 166 feet to an iron pipe on the southeast corner of Russell Avenue and McDonald Street; thence S. 19° 30' W. along east side of McDonald Street 394.9 feet to beginning corner. Lots 26 and 27 are conveyed and accepted subject to the sewer easement shown on said plat

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lots 30 to 33 inclusive have, according to said plat, the following meters and bounds collectively, to wit: beginning at an iron pipe on the south west corner of Russell Avenue and McDonald Street and running thence N. 70° 30' W. along the south side of Russell Avenue 120 feet to an iron pipe on the north east corner of lot 34; thence along line of said mentioned lot 34, 17.30 W. 170 feet to an iron pipe on the southeast corner of lot 34; thence N. 70° 30' W. 46.5 feet along the south side of lot 34 to an iron pipe on the south west corner of lot 34 and on line of the property formerly belonging to C. H. Talley (recently conveyed by this grantor to the said C. H. Talley); thence along the Talley line S. 12° 45' W. 124 feet to an iron pipe on the north west corner of lot 29; thence conveyed by this grantor to C. H. Talley by two deeds; thence S. 70° 30' E. along the 2-inch sewer line 157.0 feet to an iron pipe on the west side of McDonald Street; thence along said Street 299 feet to beginning corner; thence collectively S. 19° 30' E. 750 feet a portion of the land conveyed to said grantor as trustee, by C. E. Keer and others, by deed dated January 25, 1920, and recorded in said office in Deed Book 100 at page 423; these presents being executed in accordance with the terms of said trust deed. Together with all and singular the rights, tenements, hereditaments and appurtenances to the said premises belonging or in any wise incident or appertaining. (To have and to hold all and singular the premises before mentioned unto the said C. H. Talley and his heirs and assigns forever; but subject, however, to the following 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 companies) and shall never be sold, rented or otherwise disposed of to any person wholly or partly of African descent, nor used in any manner which may render neighboring property less desirable for residential purposes. (2) The grantor reserves to itself and its successors the right to authorize the placing, maintaining, repairing and replacing of gas, water

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