

north side of Russell Avenue, opposite to lots six (6), seven (7) and eleven (11), lot number sixteen (16) being on the north east corner of Bennett Street and Russell Avenue. Lots twelve (12) to sixteen (16) inclusive are conveyed and accepted, subject to the sewer easement shown on said plat. This is a portion of the land conveyed to said grantor, as Trustee by G. C. Keer and others, by deed dated January 25, 1925, and recorded in said office in Deed Book 100, at page 422; these premises being executed in accordance with the terms of said trust deed.

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 here mentioned unto the said G. C. Keer, and his heirs and assigns forever] 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 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) 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, telegraph, 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.

(3) No surface closet or cesspool shall ever be used on said land; but only septic 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". No house - costing less than five thousand dollars (\$5,000.00) of fronting on Bennett Street shall be erected on any portion of said property

hereby conveyed. The purchase price of said land has been reduced materially because of the foregoing conditions, which are not conditions precedent, 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 the 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 Guarantee 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 10th day of January, in the year of our Lord one thousand nine hundred and twenty-eight and in the one hundred and fifty second year of the independence of the United States of America.

Title Guarantee and Trust Company
As Trustee.
By J. O. Patterson, President and Treasurer.
Signed, sealed and delivered in the presence of
Jessie Elizabeth Power

Wm. R. Timmons
State of South Carolina
County of Greenville
Personally appeared before me Wm. R. Timmons and made oath that he saw the within named Title Guarantee 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 Jessie Elizabeth Power witnessed the execution thereof.

Wm. R. Timmons
Sworn to before me this 20th day of January A. D. 1928.
W. C. Gaines (seal)
Notary Public for South Carolina
Recorded January 21st 1928 at 9:40 A. M. \$2.00 flps.
State of South Carolina
County of Greenville
Release