

State of South Carolina  
County of Greenville

I, now call 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 Twenty-five hundred dollars (\$2500.00) to it in hand duly paid at and before the sealing and delivery of these presents by the grantee herein-after named (the receipt whereof is hereby acknowledged), has granted, bargained, sold and released, and by these presents does grant bargain, sell and release unto D. M. Howard 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 two (2) on a plat of Mrs. H. D. Kilkins' property made by R. C. Dalton, dated March, 1924, and recorded in the Office of the Register of Deeds for said County and State in that 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 east side of Elm Street sixty-three (63) feet northward from the north side of Otis Street (said iron pipe being on the north-west corner of lot number one), and running thence N. 72° E. one hundred and seventy (170) feet along line of lot number one to an iron pipe on line of land belonging to Mrs. H. D. Kilkins; thence with her line N. 18° W. Sixty-three (63) feet to an iron pipe on the South-east corner of lot number three; thence with last mentioned lot S. 72° W. one hundred and seventy (170) feet to an iron pipe on the east side of Elm Street; thence with Elm Street S. 18° E. Sixty-three (63) 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. Kilkins by deed bearing date January 31, 1924, and recorded in said Office in Deed Book 100, at page 198. Together with all and singular the rights, interests, hereditaments and appurtenances to

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the said premises belonging or in any wise incident or appurtenant.  
To have and to hold all and singular the premises before mentioned unto the 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 four thousand dollars (\$4000.00) shall be erected on said lot, or any part thereof; nor shall any building be erected thereon within thirty (30) feet of Elm Street.
- (3) No surface closet or cesspool shall ever be used on said land; but only septic tanks or other sanitary sewers.

The purchase price of said land has been reduced materially because of the foregoing conditions, which I 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 lot of land shown on said plat, as well as by this grantor, since they are for the benefit of all persons in that neighborhood. By accepting this deed, said grantee binds himself and his heirs and assigns to comply with all of said conditions. And the said granting corporation does hereby bind itself as Trustee for Mrs. H. D. Kilkins, and its Successors, to warrant and forever defend all and singular the said premises unto the grantee hereinabove 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 through or under said granting corporation. In witness whereof, the said granting corporation has caused its corporate seal to be