

WILSON, STAN & CORWELL CO., CHARLOTTE, N. C. 28472

accident or appertaining.
 To have and to hold all and singular the premises here mentioned unto the said Virginia B. Mahaffey and her 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. 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, 1927.
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, 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.
4. No surface closet or cesspool shall ever be used on said lands 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".

The purchase price of said land has been reduced materially because of the foregoing conditions which are not conditions subsequent to 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 grantor binds himself and his heirs and assigns to comply with all of said conditions.

In witness whereof, the said Title Guarantees

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and Trust Company (as Trustee) has caused its corporate name to be hereunto subscribed and its corporate seal to be hereunto affixed by S. O. Patterson its President and Treasurer (who is duly authorized thereto) on this the eighteenth day of October in the year of our Lord one thousand, nine hundred and twenty-seven and in the one hundred and fifty-second year of the independence of the United States of America.

Title Guarantees and Trust Company, as Trustee
 By S. O. Patterson, President and Treasurer
 Signed, Sealed and delivered in the presence of:
 Jennie Elizabeth Power
 M. B. Probst

State of South Carolina
 County of Greenville
 Personally appeared before me Jennie Elizabeth Power and made oath that she saw the within named Title Guarantees and Trust Company as Trustee, by S. 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 she with M. B. Probst witnessed the execution thereof.

Jennie Elizabeth Power
 sworn to before me this third day of November A. D. 1927.

M. B. Probst (Seal)
 Notary Public for South Carolina
 State of South Carolina
 County of Greenville.

I know all men by these presents that lot number twenty-two of "North Hills" (conveyed by the within deed from Title Guarantees and Trust Company, as Trustee, to Virginia B. Mahaffey, is hereby, for value received, released from the lien of the \$35,000.00 mortgage given to Halligan Building Company by B. E. Beer and others, bearing date of January 15, 1925 and recorded in the office of the Register of Deeds for said County and State in mortgage book 15-6 at page 121.

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

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