

State of South Carolina
 County of Greenville
 Know all Men by these presents, that Title Guaranty 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 one dollar (\$1.00) to it in hand paid at and before the sealing of these presents by H. J. Martin, (the receipt whereof is hereby acknowledged), and in consideration of improvements made by grantor on McDonald Street (no additional compensation being paid) has granted, bargained, sold, and released, and by these presents does grant, bargain, sell and release unto the said H. J. Martin and his heirs and assigns forever

All that certain lot, piece or parcel of land situate, lying and being in the State of South Carolina (and County of Greenville, being known and designated as lot number ninety-six (96) of the "North Hill" property of Title Guaranty & Trust Co. (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 recorded in the office of the Register of Meese Concessions for said County and State, in Plat Book at page. The lot hereby conveyed has the following meter and bounds: Beginning at State on the west side of McDonald Street at the north east corner of lot # 95 and running thence along said street, N. 23-32 1/2 easterly 100 feet to a stake at corner of lot # 97; thence along said lot, N. 66-28 W. one hundred and eighty (180) feet to a stake in the rear corner of lot # 110; thence along said lot, S. 23-32 W. seventy (70) feet to a stake on lot # 95; thence along said lot, S. 66-28 E. one hundred and eighty (180) feet to the beginning point on McDonald Street.

This is a portion of the land conveyed to said grantor, as trustee, by B. C. Beer and others by deed dated January 25, 1925, and recorded in said office in Plat 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, members, 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 H. J. Martin 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 or 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 outbuildings appurtenant to dwellings) costing less than five thousand dollars (\$5,000.00) shall be erected thereon prior to January 1, 1942, but a residence costing not less than six thousand dollars (\$6,000.00) shall be erected on said lot by the first day of January 1929.

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, telephones, 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.

No surface closets or cesspool shall 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 Hill".

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