

State of South Carolina
County of Greenville

I know all men By These Presents, that
Fifth 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 said County and State) as trustee in
consideration of the sum of ten dollars (\$10.00), to
it in hand paid at and before the sealing
of these presents by James A. Watson (the receipt
whereof is hereby acknowledged) and for other
good and valuable considerations has granted
bargained sold and released and by these
presents does grant bargain sell and release
unto the said James A. Watson, all that
certain lot piece or parcel of land situate
lying and being in the State of South Carolina
first County of Greenville, being known and de-
signated as lot number ninety four (94) of the
"North Hill" property of Fifth Guaranty 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 recorded
in the office of the Register of Deeds
County of Greenville, South Carolina, and
in Plat Book _____ at Page _____ said lot
having the following metes and bounds:

Beginning at a stake on the West
side of M. McDonald Street and running
thence along said street N 23-33 E 70
feet to corner of lot no. 95. thence along
the said lot N 66-28 W 180 feet to corner
on lot no. 110. thence along said lot S 23-
32 W 70 feet to a stake on line of lot
no. 93. thence along said lot S 66-28 E
180 feet to the beginning corner

This is a portion of the land
conveyed to said grantor, as Trustee by
B.L. Hunt and others, by deed dated
January 25, 1925 and recorded in said
office in Deed Book _____ at page 423.
These presents being executed in accord-
ance with the terms of said trust deed

"West Page"

Together with all and singular the right
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 before mentioned unto the said
James A. Watson 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. No residence (other than out buildings
appurtenant to dwellings) costing less than
ten thousand dollars (\$10,000) shall be
erected thereon prior to January 1, 1942.
3. The grantor reserves to itself and its suc-
cessors the right to authorize the placing main-
taining 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 con-
dition as before.
4. No surface closet or cesspool shall
ever be used on said land, but only
septic tanks or other sanitary sewer and
the 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".
5. The said lot shall not be used
only one dwelling house shall be erected
thereon.