

State of South Carolina
County of Greenville.

I, Paul A. W. Men, By These Presents, That Title Guarantee 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, for consideration of the sum of ten dollars (\$10.00) to its hand paid stand before the sealing of these presents by D. R. Cain, as Trustee, (the receipt whereof is hereby acknowledged), and for other good and lawful considerations, has granted, bargained, sold and released and by these presents does grant, bargain, sell and release unto the said D. R. Cain, as Trustee, all that certain lot, piece or parcel of land situated, lying and being in the State of South Carolina and County of Greenville, being known and designated as lots numbered eighty-four (84), ninety-seven (97), and ninety-eight (98) of the "North Mills" property of Title Guarantee 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 W. M. Fack, October, 1928. (Being a revision of a former plat; said revised plat being recorded in Plat Book "H" at page 158, in the office of the Register of Deeds and Conveyances for said County and State.)

This is a portion of the land conveyed to said Title Guarantee and Trust Company by B. C. Teer and others, by deed of January 15, 1925, recorded in said office in volume 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 anywise incident or appertaining).

To Have and To Hold all and singular the premises before mentioned unto the said D. R. Cain, as Trustee, his successors and assigns forever.

That Trust, (however to hold the same) for the benefit of C. H. Talley with full power to mortgage the same in order to secure the payment of the purchase money therefor, or any part thereof, and (at the request of said C. H. Talley) to secure the payment of any debt or

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or debts heretofore or hereafter incurred by said C. H. Talley from time to time, and to sell the same at such times, to such person or persons and upon such terms as said Trustee may deem advisable; and after discharging all tax and other liens thereon, and all expenses, property incurred in handling property (but not including commissions to the Trustee), then in trust to pay the balance of the proceeds of sale thereof to the said C. H. Talley or his executors, administrators or assigns.

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 outbuildings appurtenant to dwellings) costing less than six thousand (\$6,000.00), shall be erected thereon prior to January 1, 1942.

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 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 Mills".

5. The said lot shall not be used and only one dwelling house shall be erected thereon. This provision to run for a period of ten years from the date hereof.

The purchase price of said lands has been reduced materially because of the prevailing conditions, which are not conditions

"Over"

To Release to Building Restriction See Deed Book 160 Page 225