

State of South Carolina
County of Greenville

Now all 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, in con-
sideration of the sum of Ten Dollars (\$10.00)
to it in hand, paid at and before the
sealing of these presents, by R. G. Sheek,
(the receipt whereof is hereby acknowledged),
and for other good and valuable con-
siderations, has granted, bargained, sold
and released, and by these presents does
grant, bargain, sell and release unto the
said R. G. Sheek, 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 eighty-five
(85) of the "North Hills" property of Title
Guarantee and Trust Company (which sub-
division 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, revised
October 1928, by H. N. East, and recorded in
the P. M. C. Office for Greenville County in
Plat Book H. at page 138. Said lot hav-
ing the following metes and bounds:

Beginning at an iron pin on the
east side of McDonald Street, at the
southwest corner of lot no 84, and run-
ning thence along said lot S 71.43 E. One
Hundred and ninety-eight and three-
tenths (198.3) feet to an iron pin on a
twenty foot alley; thence along said alley
S 18.34 W Seventy (70) feet to an iron pin,
corner of lot no 86; thence along said
lot N 71.43 W Two Hundred and four
and three-tenths (204.3) feet to an iron
pin on McDonald Street; thence along
said street N 23.32 E. Seventy and two-
tenths (70.2) feet to the beginning corner.

This is a portion of the land
conveyed to said grantor, as Trustee, by

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B. C. Geer and others, by deed dated January
25, 1925, and recorded in said Office in
Deed 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 appur-
tenances to the said premises belonging,
or in anywise incident or appertaining.

To Have and To Hold all and sing-
ular the premises before mentioned unto the
said R. G. Sheek, 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 pur-
poses 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 de-
sirable for residential purposes.

2. No residence (other than out-buildings
appurtenant to dwellings) costing less than
Five Thousand Dollars (\$5000.00) 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 re-
placing 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 com-
pensation to any lot owner, except that
the premises shall be left in as good con-
dition as before.

4. No surface closet or cess pool shall
ever be used on said land, but only sep-
tic 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"

5. The said lot shall not be re-cut

Over -