

To Have and To Hold all and singular the premises before mentioned unto the said Lyda D. Neal, her heirs and assigns forever, subject, however, to the following restrictions and conditions, to-wit:

(1.) Said land shall be used exclusively for residential purposes for white 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; nor shall any store or other business building or enclosure or hotel or apartment house be erected or used thereon.

(2.) Said lot shall not be subdivided prior to January 1, 1950, without the written consent of the grantor, nor shall any building be erected thereon prior to said date until plans and specifications therefor shall have been approved by this grantor. No part of any building shall be less than thirty (30) feet from the front line of said lot, nor less than ten (10) feet from either side line of said lot, nor less than five (5) feet from the back line of said lot. Only one dwelling, with its appurtenant dwellings shall be erected on said lot.

(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, 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 Camilla Park.

(5.) The said grantee shall pay all taxes and assessments for the year 1929.

The purchase price of said land has been reduced materially because of the foregoing restrictions which are not conditions subsequent but are to be deemed covenants running with the land and binding all successive owners and occupants thereof.

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By accepting this deed, said grantee binds himself and his heirs and assigns to comply with all of said conditions.

In Witness Whereof the said Title Guaranty and Trust Company (as Trustee) has caused its corporate seal to be hereunto affixed by L. O. Patterson, its President, and Treasurer, (who is duly authorized thereto) on this the Twenty second day of October, in the year of our Lord one thousand nine hundred and twenty nine, and in the one hundred and fifty fourth year of the Independence of the United States of America.

Signed, sealed and delivered in the presence of: Title Guaranty and Trust Company (Seal) as Trustee By: L. O. Patterson President and Treasurer George Norwood Wm. E. Henderson

State of South Carolina County of Greenville

For value received, lot number fifty-five (55) conveyed by the foregoing deed is hereby released from the lien of the following mortgages, to-wit:

Two (2) mortgages for \$48,000.00 and \$5,000.00 respectively, given to L. O. Patterson, as executor of the will of John B. Marshall, deceased, dated March 22, 1926, and September 14, 1927, respectively, and recorded in the office of the Register of Meane Conveyances for said County and State in Mortgage Book 152, at page 200, in Mortgage Book 174, at page 323, respectively.

A mortgage given to Wilmington Savings & Trust Company, to secure a contingent liability to the extent of \$8,000.00, said mortgage bearing date January 3, 1928, and recorded in said office in Mortgage Book 154, at page 543.

Witness our hands and seal on this the 22nd day of October, A. D. 1929.

Signed, sealed and delivered in the presence of: L. O. Patterson (Seal) as Executor of the will of John B. Marshall, deceased. Wilmington Savings & Trust Company (Corporate Seal) By: J. M. Norwood Vice President. Over-