

TITLE TO REAL ESTATE—G.T. 201

STATE OF SOUTH CAROLINA,
Greenville County.

KNOW ALL MEN BY THESE PRESENTS, That I, Helen B. McDaniel individually and as Executrix of the Estate of W. C. McDaniel and Guardian for Nora Camille McDaniel and Helen Carroll McDaniel, and Nora Camille McDaniel

In the State aforesaid,

In consideration of the sum of

Fifteen Hundred

Dollars

to

in hand paid

at and before the sealing of these presents by

Lucile C. Cullum

(the receipt whereof is hereby acknowledged), have Granted, Bargained, Sold and Released, and by these presents do Grant, Bargain, Sell and Release unto the said

Lucile C. Cullum, her heirs and assigns,

All of those two certain lots of land situate just outside of the limits of the City of Greenville, County and State aforesaid, and more particularly described as follows:

Beginning at a point on the North side of Carroll Street which point is 255 feet from the East side of McDaniel Avenue and runs thence along Carroll Street 150 feet to corner of lot #6; thence N. 21.19 E. 232.7 feet; thence N. 67.35 W. 163 feet to corner of lot #3; thence along the line of said lot S. 17.14 W. 212.7 feet to the beginning corner, and being known and designated as lots 4 and 5 and shown by a plat recorded in Plat Book 17, page 21.

The above lots of land are conveyed subject to the following restrictions, and conditions:

1. The lot of land hereby conveyed shall be used exclusively for single family residences for which 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 dwelling) costing less than \$5,000 shall be erected thereon prior to January 1, 1986.

3. The grantors reserve to themselves and their heirs and assigns the right to 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, or park 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 cess pool shall ever be used on said lot; but only septic tanks or other sanitary sewers and all occupants of said lot shall be governed by such reliable, sanitary rules and regulations as may be adopted from time to time by a majority of the owners of lots in said subdivisions.

5. That said lots shall not be recut and only one dwelling shall be erected on each lot.

6. No house shall be erected on any lot in said subdivision nearer to the street than the building line as shown on the plat thereof.

7. The purchase price of said lots 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 proper proceedings by any owner or occupant of any lot in said subdivision as well as by these grantors, since they are for the benefit of all persons in the neighborhood. By accepting this deed, each grantee binds himself, and his heirs and assigns to comply with all of said conditions; such conditions being part of a general plan, which plan has been adopted by the grantors and is applicable to all grantees purchasing lots in said subdivision.

8. Paragraph 5 above is not intended to prevent cutting off and conveying a small portion or portions of the within described lots provided the frontage of any one lot is not reduced to less than 75 feet and provided further that each dwelling erected shall be upon a lot of at least 75 feet frontage.

The grantee is to pay all taxes on the above lots for the year 1941.

For authority of Helen B. McDaniel as guardian to execute this deed, see Supplemental Decree in Judgment Roll No. E-6100 on file in the office of the Clerk of Court of Greenville County, South Carolina.

Helen B. McDaniel, Nora Camille McDaniel