

## TITLE TO REAL ESTATE—G.T. 361

STATE OF SOUTH CAROLINA,  
Greenville County.

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

In the State aforesaid,

In consideration of the sum of

Three Thousand

Dollars

to us

In hand paid

at and before the sealing of these presents by H. B. Drake

(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

H. B. Drake, his heirs and assigns, all of that lot of land situate at the Southeast corner of McDaniel Avenue and Carroll Street, just outside the limits of the city of Greenville, in said county and State, and more particularly described as follows:

Beginning at the said Southeast corner or intersection of said McDaniel Avenue and Carroll Street and runs thence with Carroll Street S. 74.45 E. 180 feet; thence S. 15.15 W. 85 feet; thence N. 75.18 W. 171.1 feet to McDaniel Avenue; thence N. 9.25 E. 87.2 feet to the beginning corner, being lot No. 19 as shown by plat of Dalton & Neves November 1940, and is conveyed subject to the sewer line as shown on said plat and subject to the following restrictions; see below—

Also all that other lot of land adjoining the above described lot and is more described as follows: Beginning at the corner of lot No. 19 on the East side of McDaniel Avenue and runs thence with the line of that lot S. 75.18 E. 171.1 feet; thence S. 15.15 E. 85 feet; thence N. 76.03 W. 162.2 feet to McDaniel Avenue; thence along said Avenue N. 9.25 E. 87.3 feet to the beginning corner and being lot 20 as is shown on the plat first above referred to.

Each of the above described lots is conveyed subject to the following restrictions, to-wit:

1. The lot of land hereby conveyed shall be used exclusively for single family residences 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 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 execution of this deed by Helen B. McDaniel as guardian for Helen Carroll McDaniel and as Executrix of the Estate of W. C. McDaniel, has been duly authorized by Order of the Court of Common Pleas for Greenville County, South Carolina, under decree #1158 in Judgment Roll No. B-6100 in the Office of the Clerk of Court for Greenville County.

The grantors are to pay all taxes on this property for 1941.