

TITLE TO REAL ESTATE—G. S. 41

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

Seven Hundred (\$700.00) Dollars

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 just outside of the limits of the City of Greenville, in said County and State, on the South side of Carroll Street and is more particularly described as follows:

Beginning at the Northeast corner of lot No. 19 on Carroll Street and runs thence S. 15-15 W. 170 feet; thence S. 76-03 E. 70 feet; thence N. 17.0 E. 167.8 feet to Carroll Street; thence along said Street, N. 74-22 W. 75 feet to the beginning corner, and being lot No. 18 as shown by plat to be found in Judgment Roll E-6100, in the office of the Clerk of Court for Greenville County, S. C. Subject to the sewer right-of-way on said lot. See Judgment Roll E-6100.

The grantors are to pay all taxes against said property for the year 1941.

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, 1896.

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 property 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.