

TITLE TO REAL ESTATE

With reference to Lots Nos. one hundred and eighty-six (186) to one hundred and Ninety-seven (197), inclusive, no dwelling costing less than four thousand (\$4,000) shall be erected. The ground floor area of the main structure of every dwelling (exclusive of one-story open porches and garages) shall not be less than eight hundred (800) square feet in the case of a one-story structure, nor less than six hundred (600) square feet in the case of a one-and-one-half, two or two-and-one-half story structure.

G All sewage disposal shall be by septic tank meeting the approval of the State Board of Health until such time as municipal sewage system is made available. 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 land in said "Marshall Forest".

H No part of said land shall be sold, rented or otherwise disposed of to any person wholly or partly of African descent until 99 years have elapsed, from the date hereof.

I The sponsor reserves to itself and its successors and assigns the right to authorize 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, park or lot at any time, without compensation to any lot owner; except that such utilities shall be run as close to lot lines as possible and that the premises shall be left in as good condition as before.

J The foregoing covenants refer only to the lots hereinabove specifically described by number, and shall not be deemed to affect any other property in said subdivision. The undersigned reserve the right to resubdivide said premises in any manner, at any time; but such changes shall not affect any of these covenants.

Witness our hands and seals, this eighteenth day of October, A.D. 1941.

Signed, sealed and delivered in the presence of.

H. J. Blackwell

F. B. Massingale

L. O. Patterson (Seal)

Individually and as Trustee for "Marshall Forest"

Gerda Luyties Prevost (Seal)

Robert A. Balderson (Seal)

State of South Carolina)
County of Greenville)

Personally appeared before me H. J. Blackwell and made oath that he saw the within named L. O. Patterson, Gerda Luyties Prevost and R. A. Balderson, ^{seal}sign, and as their act and deed deliver the within written covenants and that he, with F. B. Massingale witnessed the execution thereof.

Sworn to before me, this 22nd. day of October, A.D., 1941.

F. B. Massingale (L.S.)

Notary Public for South Carolina.

H. J. Blackwell

RECORDED OCT. 24th, 1941 at 2:48 P.M. # 15489