

State of South Carolina  
County of Greenville

Stamps \$2.00

Know all men by these presents, that Title Guarantee and Trust Company (a corporation chartered under the laws of said State and having its principal place of business in the City of Greenville, in said County and State) as trustee, in consideration of the sum of Ten dollars \$10.00 to it in hand paid at and before the sealing of these presents by W. F. Patrick. (The receipt whereof is hereby acknowledged), and for other good and valuable considerations, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the said W. F. Patrick and his heirs and assigns: All that certain lot, piece or parcel of land situated, lying and being in the State of South Carolina and County of Greenville, being known and designated as lot number seventeen (17) of the "North Hills" property of Title Guarantee & Trust Co. (which subdivision lies partly within and partly just outside the present City limits of Greenville) according to a plat thereof made by R. E. Dalton, dated April, 1925, and recorded in the Office of the Register of Mesne Conveyances for said County and State in Plat Book # at page 70. Said lot measuring directly (70) feet by one hundred and sixty-five (65) feet, lying on the South-west corner of Bennett Street and Russell Avenue, within the limits of said City; Subject to the sewer easements shown on said plat. This is a portion of the land conveyed to said grantor, as Trustee, by B. E. Keer and others, by deed dated January 25, 1925 and recorded in said Office in Deed Book 100, at page 425. These presents being executed in accordance with the terms of said trust deed. Together with all and singular the rights, premises, hereditaments and appurtenances to the said premises belonging, or in any wise incident or appertaining. To have and to hold all and singular the premises before mentioned unto the said W. F. Patrick and his heirs and assigns forever Subject, however to the following restrictions and conditions, to wit:

1. The lot of land hereby conveyed shall be used exclusively for residential 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 charged in any manner which may render neighboring property less desirable for residential purposes.
2. No residence (other than outbuildings appurtenant

to dwellings) costing less than five thousand dollars (\$5000.00), shall be erected thereon prior to January 1, 1942.

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, 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 the premises shall be left in as good condition as before.
4. No surface closet or leechpool 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 land in said "North Hills". The purchase price of said land 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 appropriate proceedings by any owner or occupant of any land in "North Hills" as well as by this grantor, 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, in witness whereof the said Title Guarantee and Trust Company (as trustee) has caused its corporate name to be hereunto subscribed and its corporate seal to be hereunto affixed by L. O. Patterson, its President and Treasurer (who is duly authorized thereto) on this the Seventh day of March in the year of our Lord one Thousand, Nine hundred and Twenty-Seven and in the one hundred and fifty-first year of the independence of the United States of America.

Signed, sealed and delivered  
in the presence of

W. F. Patrick  
L. O. Patterson

Title Guarantee and Trust Company as Trustee  
By L. O. Patterson  
President & Treasurer.

State of South Carolina  
County of Greenville

Personally appeared before me W. F. Patrick and made oath that he saw the within named  
over.

