

incident or appertaining. To have and to hold all and singular the premises before mentioned unto the said H. D. Neal, 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, nor used in any manner which may render neighboring property less desirable for residential purposes.

2. No residence (other than out-building appurtenant to dwelling) costing less than five thousand dollars (\$5,000.00) shall be erected thereon prior to January 1, 1928.

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 cesspool 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 maybe 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

next Page

and its corporate seal to be hereunto affixed by B. D. Morgan its Vice President (who is duly authorized thereto) on this the 22nd. day of June, 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. Witness my hand and seal this 22nd day of June, 1927.

Signed, sealed and delivered in the presence of; J. V. Crosskeys H. H. Ester State of South Carolina County of Greenville.



Personally appeared before me J. V. Crosskeys and made oath that he saw the within named title guarantee and trust company as trustee, by B. D. Morgan its Vice President and treasurer, sign seal with its corporate seal, and as the act and deed of said corporation, under the within written deed, and that he with H. H. Ester witnessed the execution thereof.

Sworn to before me this 22th day of June A.D. 1927. J. V. Crosskeys H. H. Ester (Seal) Notary Public for South Carolina State of South Carolina County of Greenville

Know all men by these presents that lot number forty-three (43) of "North Hills" conveyed by the within deed from title guarantee and trust company, as trustee, to H. D. Neal.

Hereby, for value received, released from the lien of the \$30,000.00 mortgage given to Kallivan Building Company by B. C. Ader and others bearing date January 10, 1925, and recorded in the office of the Register of Merne County - and for said county and state in mortgage book 15-6, at page 21.

In witness whereof said Kallivan Building 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) has caused its corporate name to be hereunto subscribed and its corporate seal to be hereunto affixed by J. Kallivan (who is duly authorized by the by-laws of said corporation to execute

over.