

State of South Carolina,
County of Greenville

Know all men by these presents, that
The F. W. Guaranty 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 Ernest Linkner,
agent, 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 Ernest Linkner, and
his heirs and assigns forever all that certain
lot, piece or parcel of land situate, lying and
being in the State of South Carolina and
County of Greenville, being known and desig-
nated as lot number "A" of the "North Hills" prop-
erty of Title Guaranty and Trust Company
(which sub-division lies partly within and
partly just outside the present City Limits
of Greenville) according to a plat thereof made
by Dalton and Neves, to be recorded in the
office of the Register of Measur and Conveyances
for said County and State, and having according
to said plat, the following metes and bounds,
to-wit: Beginning at a stake on the south
side of Barrans Street ninety-seven (97) feet
westward from N. Donald Street and run-
ning thence N. with 66° 0' N. fifty and one-
tenths (50.1) feet to an iron pin on the
southeast corner of the S. O. Skelton property
(now belonging to H. Q. Martin); thence N.
15° 43' E. on the Skelton line eighty one
and four tenths (81.4) feet to an iron pin
on the southwest corner of lot number
thirty (30); thence S. 70° 30' E. fifty nine and
three tenths (59.3) feet along line of lot
number 30 to an iron pin on the
northwest corner of lot number twenty nine
(29); thence S. 19° 20' N. eighty four and eight
tenths (84.8) feet along the line of lot number
twenty nine (29) to the beginning corner.

This is a portion of the land conveyed
to said grantor, as Trustee, by B. C. Ker and
others, by deed dated January 25, 1925,

(Next Page)

and recorded in said office in Deed Book 100,
at page 423; these presents being executed in
accordance with the terms of said trust deed.

Together with all and singular the
rights, members, hereditaments and appurtenances
to the said premises belonging, now in anywise
incident or appertaining.

To have and to hold all and singular
the premises before mentioned unto the
said Ernest Linkner, 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) 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, lights 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 a good
condition as before.

3) 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 may be adopted
from time to time by a majority
of the owners of lands 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
(Over)