

State of South Carolina,
County of Greenville.

Know all men, by these presents that we, H. D. Parrish and J. C. Gower, of the City and County of Greenville, in the State aforesaid, in consideration of the sum of ten dollars good and lawful money and other valuable considerations to us in hand paid at and before the signing of these presents by J. M. Norris (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 J. M. Norris all that certain lot, piece or parcel of land situate, lying and being in the State of South Carolina and County of Greenville, at or near the corporate limits of the City of Greenville, known and designated as lot number thirty (30) on a plat of Mrs. H. D. Watkins' property made by P. E. Dalton, dated March, 1924, and recorded in the Office of the Register of Mesne Conveyances for said County and State in Plat Book "F", at page 1309; the lot intended to be conveyed hereby having, according to said plat, the following grades and bounds, to-wit: Beginning at an iron pipe on the west side of Ladsom Street, six hundred and ninety and eight one hundredths (190.08) feet from the north side of W. Street (said pipe being on the north-east corner of lot thirty-one); and running thence along Ladsom Street N. 71° 57' W. sixty-three and thirty-six one hundredths (63.36) feet to an iron pipe on the south east corner of lot 29; thence with line of last mentioned lot S. 72° 41' E. one hundred and forty-seven (147) feet to an iron pipe on W. Street; thence with last mentioned street S. 2° 44' E. sixty-five and three-tenths (65.3) feet to an iron pipe on the north-west corner of lot 31; thence with line of last mentioned lot S. 72° E. one hundred and fifty-seven and five-tenths (157.5) feet to the beginning corner; this being one of the lots conveyed to us, the said H. D. Parrish and J. C. Gower by title Guaranty and Trust Company, as Trustee, by deed dated May 10, 1924, and recorded in said office in Book No. 100 page 272.

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

To have and to hold all and singular the premises before mentioned unto the said J. M. Norris and his heirs and assigns forever, subject however to the following restrictions and conditions, to-wit: -

1. Said lot 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 used in any manner which may render neighboring property less desirable for residential purposes.

2. No building (other than outbuildings appurtenant to a dwelling) costing less than three thousand (\$3000.00) dollars shall be erected on said lot or any part of, nor shall any building be erected thereon within twenty-five (25) feet of Ladsom Street.

3. No surface closet or cesspool shall ever be used on said land; but only septic tanks or other sanitary sewers.

The purchase price of said land has been reduced materially because of the foregoing conditions, which are not conditions subsequent, but all 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 lot of land shown on said plat, as well as by those granted since they are for the benefit of all persons in the neighborhood. By accepting this deed, said grantee binds himself and his heirs and assigns to comply with all of said conditions.

And we do hereby bind ourselves and our heirs, executors and administrators to warrant and firmly defend all and singular the said premises unto the said J. M. Norris and his heirs and assigns, against ourselves and our heirs and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Witness our hands and seals, this 1st day of July, in the year of our Lord one thousand, nine hundred and twenty-four, and in the one hundred and forty-eighth year of the Independence of the United States of America.

Signed, sealed and delivered } H. D. Parrish (L.S.)
in the presence of } J. C. Gower (L.S.)
H. S. Middleton
A. G. Gower

State of South Carolina,
Greenville County.

Personally appeared before me H. S. Middleton and made oath that he saw the within named H. D. Parrish and J. C. Gower sign, seal and as their act and deed, deliver the within written deed, and that he with A. G. Gower witnessed the execution thereof.

Subscribed before me this 1st day } H. S. Middleton (L.S.)
of July A. D. 1924 }
A. G. Gower (L.S.)
Notary Public for South Carolina