

State of South Carolina,  
County of Greenville,

Know all men By These Presents, That  
Title Guarantee and Trust Company (a corpo-  
ration 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 Grantor, in consideration of the sum  
of ten dollars (\$10.00) to it in hand paid at  
and before the sealing of these presents  
by Lucene S. Wolfe (the receipt whereof is here-  
by acknowledged) and for other good and  
valuable considerations, has granted, bar-  
gained, sold, and released, and by these  
presents does grant, bargain, sell, and  
release unto the said Lucene S. Wolfe 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 designated as lot  
number ninety five (95) of the "North Hills"  
property of Title Guarantee and Trust Company  
(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 Meane Conveyances for said County  
and State, in Plat Book H at Page 138.  
Said lot having the following metes  
and bounds:

Beginning at a stake on the West  
side of McDonald Street at the corner  
of lot No. 94 recently conveyed to James  
A. Watson; and thence along  
McDonald Street N. 23-32 E. 70 feet to corner  
of lot No. 96; thence along lot No. 96 N. 66-25  
E. 180 feet to a stake on line of lot No.  
110; thence along said lot S. 23-32 E. 70  
feet to corner of lot No. 94; thence along  
said lot S. 66-25 E. 180 feet to the be-  
ginning corner.

This is a portion of the land  
conveyed to said grantor, as Trustee,  
by G. E. Heer and others, by deed dated  
"next Page"

January 25, 1925 and recorded in said office  
in Plat Book 109 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 appur-  
tenances 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  
Lucene S. Wolfe, her 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 De-  
scent or used in any manner which may  
render neighboring property less desirable  
for residential purposes.
2. No residence (other than out-buildings  
appurtenant to dwellings) costing less than  
six thousand dollars (\$6,000.00) 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 re-  
placing 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 with-  
out compensation to any lot owner,  
except that the premises shall be  
left in as good condition as be-  
fore.
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  
"over"