

State of South Carolina,
County of Greenville,

Know all men by these presents that Life 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 witness, in consideration of the sum of ten dollars (\$10.00) to it in hand paid by and before the sealing of these presents by H. J. Martin (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 H. J. Martin, 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 one hundred and three (103) of the "North Hills" property of Life Guaranty 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. C. Dalton, Bath Civic 1925, to be reviewed and recorded in the office of the Register of Meane Conveyances for said County and State in Plat Book No. 14 at page 134.

Said lot having the following metes and bounds: Beginning at an iron pin at the Northwest corner of McDonald Street and Fremont Avenue and running thence N 73 32 E eighty (80) feet to an iron pin; thence N 66 22 W one hundred forty (140) feet to an iron pin; thence S 22 32 W seventy six and seven tenths (76.7) feet to an iron pin; thence along Fremont Avenue S 61 44 E one hundred forty (140) feet to the point of beginning.

This is a portion of the land conveyed to said grantor, as trustee, by C. E. Beer and others by deed dated January 25, 1925 and recorded in said office in deed book 100 at page 423; these presents being executed in accordance with the terms

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of said trust deed.

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

So Now And To Have all and singular the premises before mentioned unto the said H. J. Martin, 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 or 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 residence (other than out-buildings appurtenant to dwellings) costing less than five thousand dollars (\$5,000.00), shall be erected thereon or 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, with out 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 may be adopted from time to time by a majority of the owners of lands in said "North Hills".

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