

The within conveyance is made subject to the following restrictions:

1. That the said land shall be used exclusively for residential purposes for white persons only, and that the said land shall never be sold, rented or otherwise disposed of to any person wholly or partly of African descent.
2. That no building shall be erected on said lots costing less than the sum of \$1,000.00.
3. That no building shall be erected nearer the front line of said lot than 30 feet nor nearer than ten feet from either side line or nearer than five feet from the rear line of said lot.
4. That the grantor reserves to itself and its successors the right to authorize the placing, maintaining and repairing of any and all public utilities in the streets without compensation to any lot owner.
5. That no surface closet nor cess pool shall ever be maintained on said land, but only septic tanks or other sanitary sewerage.
6. That no use shall be made of said lot which would constitute a nuisance to the adjoining lot owner.

The above described land is the same conveyed to me by  
on the \_\_\_\_\_ day of  
 19 \_\_\_\_\_ deed recorded in office of Register of Mesne Conveyance for  
 Greenville County, in Book \_\_\_\_\_ Page \_\_\_\_\_

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

P. G. James, his

heirs and assigns forever.

Bank as Admr. & Trustee does  
 AND Bank/ do hereby bind itself, its successors ~~and assigns~~  
~~and assigns~~ to warrant and forever defend all and singular the said premises unto the said

P. G. James, his

Admr. & Trustee  
 heirs and assigns against said Bank as/ and its successors. ~~and assigns~~  
~~and assigns~~ ~~to warrant and forever defend all and singular the said premises unto the said~~

WITNESS Hand and Seal this 7th day of February,  
 in the year of our Lord one thousand nine hundred and forty-Nine.

Signed, Sealed and Delivered  
 in the Presence of

The First National Bank of Greenville, South Carolina, as Administrator de bonis non, cum testamenta annexo & Trustee of the Estate of John B. Marshall.

*Mary Farrow*  
*R. P. Austin*

*J. F. Be...* (SEAL)  
 By: President  
*[Signature]* (SEAL)  
 By: Vice President & Trust Officer  
*[Signature]* (SEAL)  
 (SEAL)  
 (SEAL)