

TITLE TO REAL ESTATE

WALKER, EVANS & COSSWELL CO., CHARLESTON, S. C. 97307

STATE OF SOUTH CAROLINA,  
Greenville County.

KNOW ALL MEN BY THESE PRESENTS, That The First National Bank of Greenville, S. C. as  
Administrator de bonis non, cum testamenta annexo and Trustee of the Estate of John B. Marshall

in the State aforesaid  
in consideration of the sum of Four Hundred (\$400.00) DOLLARS,

to it paid by L. V. Faircloth

in the State aforesaid, 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 L. V. Faircloth

~~XXXXXXXXXXXXXXXXXXXX~~ Greenville  
All those two certain lots of land in / Township, Greenville County, State of South Carolina.

known and designated as Lots Nos. 58 and 59 on Map I of Camilla Park according to a plat recorded in R. M. C. Office for Greenville County in Plat Book G at page 225; and lying and being on the West side of Beatrice Street and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on Beatrice Street joint corners of lots 59 and 60 and running thence S. 67-56 W. 195.2 feet to a 20-foot alley; thence with said Alley N. 18-32 W. 135.90 feet to an iron pin joint corners of lots 57 and 58; thence with joint line of said lots, N. 68-00E 197 feet to Beatrice Street; thence with Beatrice Street S. 17-50 E. 136 feet to the beginning corner.

The lots herein conveyed are 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 poll 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 owners.