

TITLE TO REAL ESTATE

WALKER, EVANS & COGSWELL 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 and Substituted Trustee of the Estate of John B. Marshall

in the State aforesaid
in consideration of the sum of Two Hundred (\$200.00) DOLLARS,

to it paid by B. T. Gladden

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 B. T. Gladden

all that piece, parcel or lot of land in Greenville Township, Greenville County, State of South Carolina.

at the Northwest intersection of Frances Avenue and Beatrice Street and being known and
designated as Lot No. 63, Map 1 of Camilla Park according to plat recorded in Plat Book "G"
at page 225 and having the following metes and bounds, to-wit: Beginning at an iron pin at
said northwest intersection of Frances Avenue and Beatrice Street and running thence with
Beatrice Street, N. 16-01 W. 68 feet to an iron pin corner of Lot No. 62; thence with line
of Lot 62, S. 67-50 W. 192.5 feet to an iron pin on a 20-foot alley; thence with said alley,
S. 18-32 E. 67.95 feet to an iron pin on Frances Avenue; thence with said Frances Avenue N.
67-48 E. 189.5 feet to the beginning corner.

This lot is 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 and 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.