

TITLE TO REAL ESTATE

WALKER, EVANS & COGSWELL CO., CHARLESTON, S. C. 9523

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 as Substituted Trustee of the Estate of John B. Marshall.

in the State aforesaid
in consideration of the sum of Two Hundred Seventy-Five (\$275.00) DOLLARS,

to it paid by J. M. Ramey and Lillie I. Ramey

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 J. M. Ramey and Lillie I. Ramey.

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

and being on the West side of the White Horse Road and having the following metes and bounds.

to-wit: Beginning at an iron pin on said White Horse Road, which pin is 650 feet South of the intersection of a County Road and White Horse Road and running thence S. 66-15 W. 210 feet to an iron pin; thence S. 23-45 E. 80 feet to an iron pin; thence N. 66-15 E. 210 feet to an iron pin on the White Horse Road; thence with said White Horse Road, N. 23-45 W. 80 feet to the beginning corner. And being a part of the Looper property conveyed to the grantor herein by E. Inman, Master.

This property is conveyed 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 lot is known and designated as Lot No. 26 of Tract Two of the Estate of John B. Marshall as shown on plat recorded in the R. M. C. Office for Greenville County in Plat Book "J" at pages 132 and 133.

Correction O. K. 10/24/39

Corrections O. K. 10-24-29
1st Natl. Bank
By: W.R.C.