

THE STATE OF SOUTH CAROLINA,
County of Greenville.

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
Six Hundred Twenty-Five (\$625.) DOLLARS

to it paid by in hand paid
~~at and before the sealing of these presents by~~
Ike Staton

(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
Ike Staton.

All that piece, parcel or lot of land in Greenville Township, Greenville County, State of South Carolina, lying and being on the West side of Washington Avenue and having the following metes and bounds, to-wit:

Beginning at an iron pin on Washington Avenue, which pin is 425 feet South of the South-west intersection of Washington and Frances Avenues and running thence S. 67-48 W. 481.3 feet to an iron pin; thence S. 21-55 E. 125 feet to an iron pin; thence N. 67-48 E. 481.3 feet to an iron pin on Washington Avenue; thence with Washington Avenue in a Northerly direction 125 feet to the beginning corner.

This deed 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.
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 owners.