

TITLE TO REAL ESTATE

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 testamta annexo, and as Substituted Trustee of the Estate of John B. Marshall

in the State aforesaid

In consideration of the sum of Five Hundred Fifty (\$550.)

DOLLARS.

to it paid by Harmon A. Madden

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 Harmon A. Madden

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

on the West side of Washington Avenue and having the following metes and bounds, to-wit:

Beginning at an iron pin corner of lot heretofore conveyed to Ike Staton, which pin is 550 feet South of the Southwest intersection of Washington Avenue and Frances Avenue and running thence with Staton's line, S. 67-48 W. 481.3 feet to an iron pin; thence S. 21-55 E. 100 feet to an iron pin; thence N. 67-48 E. 481.3 feet, more or less, to an iron pin on Washington Avenue; thence with said Washington Avenue in a Northerly direction, 100 feet, to the beginning corner.

This conveyance 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, 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.