

TITLE TO REAL ESTATE—G.T. 201

STATE OF SOUTH CAROLINA, }
Greenville County

KNOW ALL MEN BY THESE PRESENTS, That I, W. T. Durham

in the State aforesaid,
in consideration of the sum of
\$300.00
Dollars

to me in hand paid
at and before the sealing of these presents by H. L. Baumgardner

(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
H. L. Baumgardner, his heirs and assigns:

All that piece, parcel or lot of land in Greenville Township, Greenville County, State of South Carolina.
on the West side of Beatrice Street and known and designated as Lot No. 62 of Map 1 of Camilla
Park as shown on a plat recorded in Plat Book "G" at page 225 and having the following metes
and bounds, to wit:

BEGINNING at an iron pin on Beatrice Street joint corners of Lots 62 and 63, which pin is 68
feet N. of the N. W. intersection of Beatrice Street and Frances Avenue and running thence with
Beatrice Street N. 17-50 W. 68 feet to corner of Lot No. 61; thence with line of Lot No. 61 S.
67-52 W. 193.4 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 corner of lot No. 63; thence with line of lot No. 63, N. 67-50 E. 192.5 feet
to the beginning corner.

This lot 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 persons 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 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 owner.

This being the same property conveyed to me by The First National Bank of Greenville, S. C. as Adm. de bonis non, cum testamenta Annexo and as substituted Trustee of the Est. of John B. Marshall and recorded in R. M. C. office for Greenville County in Vol. 215 and page 144 dated Oct. 30th, 1939.