

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

in the State aforesaid.

In consideration of the sum of Four Hundred (\$400)

DOLLARS,

to it paid by John I. Hazel and Della Hazel

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 John I. Hazel and Della Hazel

All those two certain lots of land in

Greenville Township, Greenville County, State of South Carolina.

and being known and designated as Lots Nos. 64 and 65 of Map 1 of Camilla Park, made by Dalton & Neves, Engrs. December 1927 and recorded in Plat Book "G" at page 225 and having the following metes and bounds, according to said plat, to-wit:

Beginning at an iron pin corner of Mary Street and Frances Avenue and running thence with Mary Street as the line, N. 18-09 W. 136 feet to an iron pin corner of Lot No. 66; thence with line of Lot 66, N. 67-52 W. 189.2 feet to an iron pin on a 20-foot alley; thence with the line of said 20-foot alley, S. 18-32 E. 135.90 feet to an iron pin on Frances Avenue; thence with Frances Avenue as the line, S. 67-48 W. 190 feet to the beginning corner.

This conveyance 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 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.