

TITLE TO REAL ESTATE--G.T. 201

STATE OF SOUTH CAROLINA, }  
Greenville County

KNOW ALL MEN BY THESE PRESENTS, That The First National Bank of Greenville, S. C., as Administrator  
and Trustee of the estate of John B. Marshall, deceased

\_\_\_\_\_ in the State aforesaid,  
\_\_\_\_\_ in consideration of the sum of  
Two Hundred and no/100 \_\_\_\_\_ Dollars

to us \_\_\_\_\_ in hand paid  
at and before the sealing of these presents by  
L. V. Hudson and Melda Hudson

(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  
L. V. Hudson and Melda Hudson,

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

known and designated as lot #23 on the east side of Beatrice Street as shown by plat of Camilla Park sub-division made by Dalton & Neves, Engineers, December 1927, and recorded in the R. M. C. Office for Greenville County in Plat Book G, at page 225, and according to said plat, more particularly described as follows:

Beginning at an iron pin on the east side of Beatrice Street at corner of lot #22, 204 feet north from the intersection of Beatrice Street and Frances Avenue, and running thence along the east side of Beatrice Street N. 17-50 W. 68 feet to iron pin at corner of lot #24; thence N. 67-48 E. 209.8 feet to iron pin on a 20 foot alley; thence along said alley S. 13-27 E. 68.5 feet to iron pin at rear corner of lot #22; thence along line of lot #22 S. 67-48 W. 204.4 feet to the point of beginning.

Subject to the following restrictions:

1. That the said land shall be used exclusively for residential purposes for white persons only and that 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 lot costing less than the sum of \$1000.00.
3. That no building shall be erected nearer the front line of said lot than 30 feet, nor nearer than 10 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 or repairing of any and all public utilities on 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.