

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 De Bonis non, C. T. A. and as substituted Trustee of the Estate of John B. Marshall

\_\_\_\_\_ in the State aforesaid,  
\_\_\_\_\_ in consideration of the sum of  
One thousand dollars (\$1000.00) \_\_\_\_\_, Dollars

to it \_\_\_\_\_ in hand paid  
at and before the sealing of these presents by  
W. H. Brown

(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  
W. H. Brown

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

known and designated as lot #32, tract #2 of the Estate of John B. Marshall as shown by plat of same recorded in the R. M. C. Office for Greenville County in Plat Book J at pages 132 and 133, and according to said plat, more particularly described as follows:

Beginning at an iron pin at the northwestern intersection of the White Horse Road and a fifty foot unnamed street and running thence along the western side of the White Horse Road N. 23-45 W. 127 feet to iron pin at corner of lot #31; thence along line of lot #31 S. 66-15 W. 210 feet to iron pin; thence S. 23-45 E. 20.4 feet to iron pin at the northern side of a fifty foot unnamed street; thence along the north side of said unnamed street S. 86-45 E. 234.6 feet to the point of beginning.

Also, all those three certain lots or parcels of land in said township, County and State known and designated as Lots #33-#34 #35, of Tract #2, of the Estate of John B. Marshall as shown by plat recorded in the R. M. C. Office for Greenville County in Plat Book J at page 132 and 133, and according to said plat more particularly described as follows:

Beginning at an iron pin at the southwestern intersection of the White Horse Road and a fifty foot unnamed street and running thence along the western side of the White Horse Road S. 23-45 E. 235 feet to iron pin on alley shown on said plat; thence along the northern side of said alley N. 86-45 W. 306 feet to iron pin; thence N. 3-15 E. 210 feet to iron pin on the south side of said fifty foot unnamed street; thence along the south side of said Street S. 86-45 E. 200 feet to the point of beginning.

The within conveyance is subject to the following restrictions; which are not to be construed as conditions subsequent:

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 \$1000.00.
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 or 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.