

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 testamenta annexo and Trustee of the Estate of John B. Marshall,

.....in the State aforesaid,
.....in consideration of the sum of
Five Hundred (\$500.00)..... Dollars

to it.....in hand paid
at and before the sealing of these presents by
J. Q. Merritt,

(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
J. Q. Merritt, his heirs and assigns,

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

on the Southeast side of Easley Bridge Road, known and designated as Lot No. 4, of Map No. 2 of Camilla Park, Property of John B. Marshall Estate, prepared by W. J. Riddle, Surveyor, in December 1943, recorded in the office of the R. M. C. for Greenville County, S. C., in Plat Book M at page 85, and according to said plat more particularly described as follows:

Beginning at an iron pin on the Southeast side of Easley Bridge Road, at corner of Lot No. 5 as shown on said plat, and running thence along the line of Lot No. 5, S. 53-41 E. 194.5 feet to an iron pin in rear line of Lot No. 63; thence along the rear line of Lots Nos. 63 and 64, N. 37-15 E. 80 feet to an iron pin, rear corner of Lots Nos. 3 and 4; thence along the line of Lot No. 3, N. 47-06 W. 201.8 feet to an iron pin on Easley Bridge Road; thence along the Easley Bridge Road, S. 33-39 W. 103.2 feet to the point of beginning.

The property herein conveyed 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 lot 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.