

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
One hundred fifty and no/100, (\$150.00) Dollars

to itin hand paid
at and before the sealing of these presents by Mattie E. Phillips and H. G. Phillips

(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 Mattie E. Phillips and H. G. Phillips

All that piece, parcel or lot of land in Greenville Township, Greenville County, State of South Carolina,
on the East side of Mary St., known and designated as lot #120 as shown by map #2 of Camille Park Subdivision according to plat of same made by W. J. Riddle, Surveyor, December 1943, recorded in the Greenville County R. M. C. Office in Plat Book M page 85, and according to said plat, more particularly described as follows:

BEGINNING at an iron pin on the east side of Mary St. corner of lot #119 shown on said plat and running thence along line of lot #119 S. 85-11 E. 263.3 ft. to iron pin; thence N. 11-02 W. 80 ft. to iron pin at rear corner of lot #121 shown on said plat; thence along line of lot #121 N. 85-11 W. 250.2 ft. to iron pin on east side of Mary St.; thence along Mary St. S. 4-39 E. 38.3 ft. to bend in said street; thence still with Mary St., S. 1.56 W. 42 ft. to the point of beginning.

The property 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 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 ft. nor nearer than 10 ft. from either side line nor nearer than 5 ft. from the rear line of said lot.
4. That the Grantor reserves to itself 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.