

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 thirty seven and fifty/100 (\$137.50) Dollars

to itin hand paid
at and before the sealing of these presents by:

C. S. Timmerman

(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
C. S. Timmerman

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

known and designated as the northern half of lot #7 shown on plat of Tract #2 of the Estate of John B. Marshall made by Dalton & Neves, October, 1939, recorded in the R.M.C. Office for Greenville County in Plat Book J, pages 132 and 133, and according to said plat, more particularly described as follows:-

Beginning at an iron pin on the West side of the White Horse Road, corner of lot #6 shown on said plat and running thence along line of lot #6, N. 80-30 W. 180.2 ft. to iron pin at rear corner of lots #6 & #7; thence along line of lot #7 42.6 feet to stake; thence S. 80-30 E. 195 ft. more or less, to iron pin on West side of White Horse Road; thence along west side of said White Horse Road N. 9-30 E. 40 ft. 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 only, (for which 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 nearer the front line of said lot than 30 ft., nor nearer than 10 ft. from either side line, or nearer than 5 ft. from the rear line of said lot.
3. That no building shall be erected on said lots costing less than the sum of \$1,000.00)
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.