

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  
two hundred and no/100 (\$200.00) Dollars

to is .....in hand paid  
at and before the sealing of these presents by H. G. Phillips and Mattie Earl 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  
H. G. Phillips and Mattie Earl Phillips

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

on the west side of Mary St., known and designated as lot #106 of map #2 of Camilla Park ✓  
Sub-division made by W. J. Riddle, Surveyor, Dec. 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 West side of Mary St., corner of lot #107,  
which iron pin measures 176.8 ft. north from the northwestern intersection of Francis Ave., and  
Mary St., and running thence along line of lot #107 S. 70-35 W. 206.1 ft. to iron pin on rear  
line of lot #97 shown on said plat; thence along rear line of lots #97 & #98 N. 9-28 E. 87.1 ft.  
to iron pin at rear corner of lot #105; thence along line of lot #105 N 70-35 E. 191.2 ft. to  
iron pin on the west side of Mary Street; thence along the west side of Mary Street S. 19-25 E.  
86 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 lots 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 10 feet from either side line or nearer than 5 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.