

TITLE TO REAL ESTATE

THE STATE OF SOUTH CAROLINA,
County of Greenville.

KNOW ALL MEN BY THESE PRESENTS, That The First National Bank of Greenville, S. C., as Administra-
tor de bonis non, cum testamenta annexo & Trustee of the Estate of John B. Marshall

.....in the State aforesaid,
.....in consideration of the sum of
two hundred & no/100 (\$200.00) Dollars

to itin hand paid
at and before the sealing of these presents by
T. L. Ayers

(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
T. L. Ayers

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

known and designated as Lot #61 of Camilla Park sub-division property of John B. Marshall Estate,
as shown by map #2 of same made by W. J. Riddle, December 1943, which plat is recorded in the
Greenville County R. M. C. Office in Plat Book M page 85, and according to said plat, more particu-
larly described as follows:

Beginning at an iron pin on the north side of Flora Ave., corner of lot #62 shown on
said plat, and running thence along line of lot #62 N. 50-19 W. 176.5 ft. to iron pin on rear line
of lot #6; thence along rear line of lots #6 & #7 S. 37-15 W. 54 ft. to iron pin; thence along line
of lot #7 S. 24-30 W. 59.8 ft. to iron pin at rear joint corner of lots #60 & #61; thence along
line of lot #60 S. 60-51 E. 174.7 ft. to iron pin on north side of Flora Ave., thence along north
side of said Flora Ave., N. 31-32 E. 81 ft. to the point of beginning.

The property herein conveyed is subject to the following restrictions:

1. The said land shall be used exclusively for residential purposes for white persons
and 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 \$1000.00.

3. That no building shall be erected nearer than 30 ft. to the front line of said
lot; nor nearer than 10 ft. from either side line or nearer than 5 ft. from the rear line of said
lot.

4. 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 compensa-
tion 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.