

TITLE TO REAL ESTATE

KEYS PRINTING CO.

THE STATE OF SOUTH CAROLINA, }
County of Greenville.

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

..... in the State aforesaid,
..... in consideration of the sum of
four thousand and no/100 (\$4,000.00) Dollars

to them in hand paid
at and before the sealing of these presents by Stella C. Strother

(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
Stella C. Strother

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

known and designated as lot #106 of Camilla Park according to Plat #4 of same made by Dalton & Neves, March 1945, recorded in the R. M.C. Office for Greenville County in Plat Book M, page 117, containing 8.95 acres, more or less, and according to said plat more particularly described as follows:-

BEGINNING at an iron pin on West side of Cole Road shown on said plat corner of lot #105 and running thence along line of lot #105 S. 53.30 W. 534.5 ft. to iron pin; thence N. 30-55 W. 410 ft. to iron pin; thence N. 21-00 E. 382.4 ft. to iron pin; thence N. 47-43 E. 440 ft. to iron pin on west side of Cole Road; thence along west side of Cole Road S. 30-51 E. 66 ft. to bend; thence still along said road S. 25-50 E. 269.8 ft. to bend; thence S. 12-00 E. 129.8 ft. to bend; thence S. 1-09 W. 259.3 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 only and shall never be sold, rented or otherwise disposed of to 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, nor nearer than five feet from the rear line of said lot.
4. The grantor reserves unto 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 and other sanitary sewerage.
6. That no use shall be made of said lot which would constitute a nuisance to the adjoining lot owner.

The within grantee is not to obtain possession of said property until January 1st, 1946.

The Grantor to pay taxes on said property for the year 1945.