

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 hundred and no/100 (\$400.00) Dollars

to US in hand paid
at and before the sealing of these presents by Ethel Ragsdale Garren

(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
Ethel Ragsdale Garren

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

known and designated as lots #96 & 97 in Camilla Park Subdivision #2, as shown by plat of same
made by W. J. Riddle, 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 at northeast intersection of Francis Ave., & Blythewood Drive
shown on said plat and running thence along the east side of Blythewood Drive N. 1-49 E. 145.3 ft.
to iron pin; thence still along Blythewood Drive N. 10-24 E. 100 ft. to iron pin joint corner of
lots #97 & #98; thence along line of lot #98 N. 89-59 E. 169.3 ft. to iron pin on rear line of
lot #107; thence S. 9-28 E. 155.3 ft. to iron pin on north side of Francis Ave., thence along
the north side of Francis Ave., S. 67-48 W. 236 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 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 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.