

TITLE TO REAL ESTATE

KEYS PRINTING CO., GREENVILLE, S. C.

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
two hundred and no/100 (\$200.000) Dollars

to it in hand paid
at and before the sealing of these presents by S. L. Crawford & Elizabeth Crawford

(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
S. L. Crawford & Elizabeth Crawford

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

on Flora Ave., known and designated as lot #53 of Camilla Park according to map #2 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 on the West side of Flora Ave., corner of lot #52 shown on said plat and running thence along line of lot #52 N. 60-51 W. 204.7 ft. to iron pin at joint rear corner of lots #52 & #15; thence along line of lot #15 N. 27-40 E. 80.7 to iron pin at rear joint corner of lots #53 & #54; thence along line of lot #54 S. 60-51 E. 219 ft. to iron pin on west side of Flora Ave., thence with the West side of Flora Ave., S. 37-11 W. 81 ft. to the point of beginning.

The property herein conveyed is subject to the following restrictions.

1. The said land shall never be sold, rented or otherwise disposed of to persons wholly or partly of African descent, but shall used exclusively for residential purposes for white persons only.
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 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. The grantor reserves to itself and its successors the right to authorize 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.