

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 testamta annexo & Trustee of the Estate of John B. Marshall

.....in the State aforesaid,  
.....in consideration of the sum of  
Six Hundred and no/100 (\$600.00)..... Dollars

to it.....in hand paid  
at and before the sealing of these presents by George W. Kelly

(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  
George W. Kelly, his heirs and assigns

All that piece, parcel or lot of land in Greenville.....Township, Greenville County, State of South Carolina.  
known and designated as Lots #64, 65, and 66 of Camilla Park #2, property of John B. Marshall's Estate, said Plat being recorded in the RMC's office for Greenville County in Plat Book "M", at page 85, and having according to said Plat the following metes and bounds, courses and distances to-wit:

Lot #64: Beginning at an iron pin on the North side of Flora Avenue, which iron pin is 160 feet in a westerly direction from the North-Western intersection of Mary Street and Flora Avenue, joint corner of lots #64 and #65; thence along the joint line of said lots N. 41-40 W. 202 feet to an iron pin, rear joint corner of said lots; thence along the rear joint line of lots #3 and 64, S. 46- W. 46 feet to an iron pin; thence continuing along the rear joint line of lots #64 and 4 S. 37-15 W. 44 feet to an iron pin, rear joint corner of lots #63 and 64; thence along the joint line of said lots S. 44-25 E. 197.5 feet to an iron pin on the North side of Flora Avenue; thence along Flora Avenue N. 44-05 E. 80 feet to the point of beginning.

Lot #65: Beginning at an iron pin on the Northern side of Flora Avenue, which iron pin is 80 feet from the North-western intersection of Mary Street and Flora Avenue, joint corner of Lots #65 and 66; thence along the joint lines of said lots N. 38-43 W. 199.5 feet to an iron pin rear joint corner of said lots; thence along the rear joint line of lots # 2, 3, and 65 S. 46-0 W. 90 feet to an iron pin, rear joint corner of lots #64 and 65; thence along the joint line of said lots S. 41-40 E. 202 feet to an iron pin on the North side of Flora Avenue N. 44-06 E. 80 feet to the point of beginning.

Lot # 66: Beginning at an iron pin at the North-western intersection of Mary Street and Flora Avenue, running thence along Flora Avenue S. 44-05 W. 80 feet to an iron pin, joint corner of lots #65 and 66; thence along the joint line of said lots N. 38-43 W. 199.5 feet to an iron pin, rear joint corner of said lots; thence N. 46-0 E. 100 feet to an iron pin on the Western side of Mary Street, thence along Mary Street S. 32-55 E. 200 feet 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 persons wholly or partly of African descent.
2. No building shall be erected on said lot costing less than the sum of \$1,000.00.
3. No building shall be erected nearer the front line of said lot than 30 feet 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 unto itself, 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. No surface closet or cess pool shall ever be maintained on said land but only septic tanks and other sanitary sewerage.
6. No use shall be made of said lot which would constitute a nuisance to the adjoining lot owner.