

TITLE TO REAL ESTATE

Keys Printing Co., Greenville, S. C.

STATE OF SOUTH CAROLINA,  
Greenville County.

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

in the State aforesaid  
in consideration of the sum of Two Hundred Twenty Five and no/100 (\$225.00)

DOLLARS,

to it paid by Mabel V. Morgan

in the State aforesaid, (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 Mabel V. Morgan

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

known and designated as Lot #147 of Camilla Park #4, 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 117, and  
having according to said plat the following metes and bounds, courses and distances to-wit:

Beginning at an iron pin on the South side of the Yown Road, 745.7 feet from the North-  
western intersection of the Easley Bridge Road and the Yown Road, joint corner of Lots # 147 and  
148, and running thence along the Yown Road N. 89-55 W. 102.7 feet to an iron pin, joint corner of  
Lots # 146 and 147; thence along the joint line of said lots S. 12-45 E. 643.3 feet to an iron pin,  
rear joint corner of said lots; thence along the rear line of Lot # 147 N. 75-17 E. 100 feet to an  
iron pin, rear joint corner of Lots # 147 and 148; thence along the joint line of said lots N.  
12-45 W. 614.8 feet to an iron pin, the point of beginning.

The within conveyance is made subject to the following restrictions:

1. That the said land shall be used exclusively for residential purposes for white persons only and that 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 lots 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 10 feet from either side line or nearer than 5 feet 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 or other sanitary sewerage.
6. That no use shall be made of said lot which would constitute a nuisance to the adjoining lot owner.