

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, South Carolina, 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 Seventy Five and no/100 (\$275.00)

..... DOLLARS,

to it paid by W. H. Brooks

.....  
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 W. H. Brooks

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

.....  
known and designated as Lot #14 of John B. Marshall property, located on the Western side of the Whites Horse Road, said Plat being recorded in the R. M. C. Office for Greenville County in Plat Book "J" at pages 132 and 133, and having according to said Plat the following metes and bounds, courses and distances to-wit:

.....  
Beginning at an iron pin on the Western side of White Horse Road, which iron pin is 1,215 feet from the Southwestern intersection of White Horse Road and Easley Bridge Road, joint corner of Lots #13 and 14; thence along the joint line of said lots N. 84-35 W. 207 feet to an iron pin, rear joint corner of said lots; thence S. 5-55 W. 93.5 feet to an iron pin, rear joint corner of Lots #14 and 15; thence along the joint line of said lots S. 88-10 E. 210 feet to an iron pin in the line of White Horse Road; thence along the Western side of White Horse Road N. 4-30 E. 80 feet to an iron pin, the point of beginning.

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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.