

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 Nine Hundred and no/100 (\$900.00)

DOLLARS,

to it paid by Avice W. Looper

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 Avice W. Looper, her heirs and assigns

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

at the Northeastern intersection of Flora Avenue and Beatrice Street, known and designated as Lots #32, 33, and 34 of Camilla Park #1, said Plat being recorded in the RMC's office for Greenville County in Plat Book "G", at page 225, and having according to said Plat the following metes and bounds, courses and distances to-wit:

Lot #32:

Beginning at an iron pin at the Northeastern intersection of Beatrice Street and Flora Avenue and running thence along the line of Flora Avenue N. 65-30 E. 224 feet to an iron pin at the Northwestern intersection of Flora Avenue and a 20 foot alley; thence along the western side of the 20 foot alley N. 24-30 W. 60 feet to an iron pin, joint corner of Lots #32 and 33; thence along the joint line of said lots S. 65-30 W. 233.5 feet to an iron pin in the line of Beatrice Street, thence along the Eastern side of Beatrice Street S. 33-30 E. 60.75 feet to an iron pin, the point of beginning.

Lot #33:

Beginning at an iron pin on the Eastern side of Beatrice St., 60.75 feet from the Northeastern intersection of Beatrice St. and Flora Ave., joint corner of Lots #32 and 33; and running thence along the joint line of said lots N. 65-30 E. 233.5 feet to an iron pin in the line of a 20 foot alley; thence along the western side of the 20 foot alley N. 24-30 W. 60 feet to an iron pin, joint corner of Lots #33 and 34; thence along the joint line of said lots, S. 65-30 W. 243 feet to an iron pin in the line of Beatrice Street; thence along the Eastern side of Beatrice Street S. 33-30 E. 60.75 feet to an iron pin, the point of beginning.

Lot #34:

Beginning at an iron pin at the Southeastern intersection of Beatrice Street and a 20 foot alley; running thence along the Southern side of the 20 foot alley N. 65-30 E. 252.4 feet to an iron pin at the Southwestern intersection of two 20 foot alleys; thence along the western side of the 20 foot alley S. 24-30 E. 60 feet to an iron pin, joint corner of Lots #33 and 34; thence along the joint line of said lots S. 65-30 W. 243 feet to an iron pin in the line of Beatrice Street; thence along the Eastern side of Beatrice Street N. 33-30 W. 60.75 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.

For Removal of Restriction See Judgment Roll of Court Margaret W. Ross Clerk of Court