

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

in the State aforesaid
in consideration of the sum of Two Hundred Fifteen and No/100 (\$215.00) DOLLARS,

to it paid by Mrs. Ethel Hayes

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 Mrs. Ethel Hayes

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

on the western side of Daniel Avenue, known and designated as Lot # 84 of Gamilla 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:

BEGINNING at an iron pin on the western side of Daniel Avenue, which iron
pin is 286.7 feet from the Northwestern intersection of Welcome and Daniel Avenues, joint
corner of Lots # 83 and 84, and running thence along the joint line of said Lots S 69-06 W, 270
feet to an iron pin, rear joint corner of Lots # 75, 76, 83, and 84; thence along the rear
joint line of Lots # 75 and 84 N 9-16 E. 80 feet to an iron pin, rear joint corner of Lots # 74,
75, 84 and 85; thence along the joint line of Lots # 84 and 85 N 59-30 E, 224 feet to an iron
pin in the line of Daniel Avenue; thence along the western side of Daniel Avenue, S 26-30 E.
106.8 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.