

TITLE TO REAL ESTATE

Key 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 testaments annexo and Trustee of the Estate of John B. Marshall.

in the State aforesaid
in consideration of the sum of Five Hundred and No/100 (\$500.00) DOLLARS,

to it paid by Elsie F. Davis

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 Elsie F. Davis

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

located on the North side of Easley Bridge Road, known and designated as Lot #135 of Camilla Park #4, property of John B. Marshall Estate, said plat being recorded in the R.M.C.'s Office for Greenville County in Plat Book "K" 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 Northern side of Easley Bridge Road, 180 feet from the North-eastern intersection of Easley Bridge and Yown Roads, joint corner of Lots #135 and 136, and running thence along the joint line of said lots N. 35-37 W., 400 feet to an iron pin, rear joint corner of said lots; thence N. 54-23 E., 100 feet to an iron pin, rear joint corner of Lots #134 and 135; thence along the joint line of said lots S. 35-37 E., 400 feet to an iron pin in line of Easley Bridge Road; thence along the Northern side of said road S. 54.23 W., 100 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.