

TITLE TO REAL ESTATE

1878 REVISED CO., GREENVILLE, S. C.

STATE OF SOUTH CAROLINA,
County of Greenville

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 and no/100 (\$200.00)..... Dollars

to them.....in hand paid
at and before the sealing of these presents by Roy Thomas

(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
Roy Thomas

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

known and designated as lot #107 of Camilla Park Sub-division Map #2, made by W. J. Riddle,
December 1943, recorded in the Greenville County, R. M. C. Office in Plat Book M'85, and
according to said plat, more particularly described as follows:

BEGINNING at an iron pin on the West side of Mary St., corner of lot #108
shown on said plat, and running thence along line of lot #108, S. 70-35 W. 221 ft. to iron pin
on rear line of lot #97; thence along rear line of lot #97-#98 N. 9-28 W. 97.1 ft. to iron pin
on rear joint corner of lots #106-#107; thence along line of lot #106, N. 70-35 E. 206.1 ft. to
iron pin on West side of Mary St., thence along Mary St., S. 19-25 E. 86 ft. to the point of
beginning.

The property herein conveyed is subject to the following restrictions:

1. The same land shall be used exclusively for residential purposes for
white persons only, and 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 lot 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 ft., nor nearer than 10 ft. from either side line, nor 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.