

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

in consideration of the sum of Five Hundred Fifty and No/100 (\$550.00) in the State aforesaid

DOLLARS,

to it paid by B. L. Carter and Annie Bell T. Carter

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 B. L. Carter and Annie Bell T. Carter

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

located on the Yown Road and known and designated as Lots #144 and 145 of Camille Park #4, a plat of which is recorded in the R. M. C.'s Office for Greenville County in Plat Book "M" at page 117, and having according to said plat the following metes and bounds, courses and distances, to wit:

Lot #144: BEGINNING at an iron pin on the North side of Yown Road, joint corner of Lots #143 and 144, and running thence along the joint line of said lots N. 7-44 W. 690.2 feet to an iron pin, rear joint corner of said lots; thence S. 69-13 W., 165 feet to an iron pin; thence S. 12-55 E., 678 feet to an iron pin in the line of Yown Road; thence along the Northern side of Yown Road, N. 70-14 E., 101 feet to the point of beginning.

Lot #145: BEGINNING at an iron pin on the South side of Yown Road joint corner of Lots #145 and 146, running thence along the joint line of said lots S. 12-45 E., 643.7 feet to an iron pin, rear joint corner of said lots; thence S. 75-17 W., 100 feet to an iron pin, thence N. 12-32 W., 637.5 feet to an iron pin in the line of Yown Road; thence along the Southern side of Yown Road N. 71-46 E., 97.7 feet to 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.