

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

in consideration of the sum of Four Hundred and No/100 (\$400.00) in the State aforesaid.

to it paid by N. M. Sanford

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 N. M. Sanford

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

on the East side of Cole Road and designated as Lot #114 of Plat #4, Camilla Park, which said plat 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;

BEGINNING at an iron pin on the East side of Cole Road which iron pin is 628 feet South of the Southeastern intersection of Cole and County Roads, joint corner of Lots #114, and 115, thence along the joint line of said lots S. 88-49 E. 642.3 feet to an iron pin, rear joint corner of said lots; thence S. 23-38 E., 110.2 feet to an iron pin, rear joint corner of Lots #113 and 114; thence along the joint line of said lots N. 88-49 W., 637.6 feet to an iron pin in the line of Cole Road; thence along the Eastern side of Cole Road N. 25-50 W., 112.25 feet to an iron pin, the point of beginning.

This lot is sold subject to a transmission line right-of-way across the same to Duke Power Company, approximately 100 feet wide, as shown according to said plat.

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.

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

PERSONALLY appeared before me Carolina J. Barron and made oath that she saw the within named The First National Bank of Greenville, S. C., as Administrator de bonis non, cum testamenta annexo & Trustee of the Estate of John B. Marshall by its duly authorized officers, F. F. Beattie, president, and H. J. Winn, Trust Officer, sign, seal, and as the act and deed of said Bank deliver the within written deed and that she with R. P. Austin witnessed the execution thereof.

SWORN TO before me this 11th day of December, 1946.

Caroline J. Barron

R. P. Austin L.S.
Notary Public for S. C.

