TITLE TO REAL ESTATE

KEYS PRINTING CO.

THE STATE OF SOUTH CAROLINA,
County of Greenville.

KNOW ALL MEN BY THESE PRESENTS, That I, G. C. Hayes, in the State aforesaid, in consideration of the sum of Three Hundred Seventy-Five and No/100 ($375.00), Dollars to me in hand paid at and before the sealing of these presents by Minnie Lemox (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 Minnie Lemox, her heirs and assigns:

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

known and designated as Lot Seventy-Four (74) of Camillia Park Subdivision No. 2, as shown by map of same made by W. J. Riddle, Surveyor, December 1943, and recorded in the R. M. C. Office for Greenville County, S. C. in Plat Book "M" at page 89. Said lot having, according to said plat, the following metes and bounds:

BEGINNING at an iron pin on the East side of Flora Ave. at joint corner of Lots 74 and 73 and running thence along line of Lot No. 73, S. 80-44 E. 200 feet to a stake; thence S. 9-16 W. 80 feet to an iron pin corner of Lot 75; thence along line of Lot 75, N. 80-44 W. 200 feet to an iron pin on Flora Ave., thence along Flora Avenue N. 9-16 E. 80 feet to the point of beginning.

The property herein conveyed is subject to the following restrictions:

1. The said land shall be used exclusively for residential purposes for white persons only and shall never be sold, rented or otherwise disposed of to persons wholly or partly of African descent.
2. No building shall be erected on said lots costing less than the sum of $1,000.00.
3. No building shall be erected nearer the front line of said lot than 30 feet, nor nearer than 10 feet from either side line, nor nearer than 5 feet from the rear line of said lot.
4. 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. No surface closet nor cess pool shall ever be maintained on said land but only septic tanks and other sanitary sewerage.
6. That no use shall be made of said lot which would constitute a nuisance to the adjoining lot owner.