

TITLE TO REAL ESTATE

THE 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 & 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 it \_\_\_\_\_ in hand paid  
at and before the sealing of these presents by Harold Payne

(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 Harold Payne

All that piece, parcel or lot of land in Greenville Township, Greenville County, State of South Carolina known and designated as lot #44, Camilla Park sub-division, Map #1, as shown by plat made by Dalton & Neves, December 1927 recorded in the Greenville County R.M.C. Office in plat Book G page 225, and according to said plat, more particularly described as follows:

BEGINNING at an iron pin at the northwest intersection of Mary St., and Flora Ave., and running thence along the west side of Flora Ave., N. 55-53 E. 84.2 ft. to iron pin, corner of lot #45; thence along line of lot #45 N. 33-30 W. 192.2 ft. to an iron pin on the East side of a 20 foot alley; thence along said alley S 55-53 W. 82.9 feet to an iron pin on the northeast side of Mary St., thence along Mary St., S. 32-55 E. 192.2 ft. to the point of beginning.

The property herein conveyed is subject to the following restrictions:

1. That the said land shall be used exclusively for residential purposes for white persons and 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 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 ft. 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. 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 before me appeared R. P. Austin who made oath that he saw the within named the First National Bank of Greenville, S.C. as Administrator de bonis non, cum testamenta annexo and Trustee of the John B. Marshall Estate, 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 he with Margaret H. Spencer witnessed the execution thereof.

Sworn to before me this  
27th day of June, 1945.  
Margaret H. Spencer (L.S.)  
Notary Public for S.C.

R. P. Austin.