

TITLE TO REAL ESTATE

KEYS PRINTING CO., GREENVILLE, S. C.

STATE OF SOUTH CAROLINA,
Greenville County.

KNOW ALL MEN BY THESE PRESENTS, That We, James A. Gambrell and Jessie C. Gambrell,

in the State aforesaid.

in consideration of the sum of Two Hundred Fifty and No/100 (\$250.00)

DOLLARS,

to us paid by A. D. Gambrell,

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 A. D. Gambrell, his 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 107 of Camilla Park, Subdivision Map #2, made by W. J. Riddle, December 1943, recorded in Greenville County R. M. C. Office in Plat Book M, page 85, and according to said plat, more particularly described as follows:

BEGINNING at an iron pin on the West side of Mary Street, corner of Lot No. 108 shown on said plat, and running thence along line of Lot No. 108, S. 70-35 W. 221 feet to an iron pin on rear line of Lot 97; thence along rear line of Lots 97-98, N. 9-28 W. 97.1 feet to iron pin on rear joint corner of Lots 106--107; thence along line of Lot 106, N. 70-35 E. 206.1 feet to iron pin on West side of Mary Street, thence along Mary Street, S. 19-25 E. 86 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 any persons 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 feet, nor nearer than 10 feet, 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.