

TITLE TO REAL ESTATE

PROVENCE-JARVARD CO.-GREENVILLE 56557

THE STATE OF SOUTH CAROLINA,  
County of Greenville

KNOW ALL MEN BY THESE PRESENTS, That I, M. F. Dean

in the State aforesaid,  
in consideration of the sum of  
Three Hundred and Twenty Five (\$325.00) and 00/100, Dollars

to me in hand paid  
at and before the sealing of these presents by  
John H. Ferguson

(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  
John H. Ferguson, his heirs and assigns forever:

All that piece, parcel or lot of land in Greenville Township, Greenville County, State of South Carolina.  
known and designated as Lot No. 94 of Camilla Park Subdivision Map #2, according to plat of  
same made by W. J. Riddle, December, 1943, recorded in the 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 East side of Blythewood Drive, corner of Lot No. 93, shown  
on said plat, and running thence along Lot No. 93, 260.5 feet to iron pin; thence along rear  
of Lot No. 111, N. 6-42 W. 75 feet to an iron pin at joint corner of Lots Nos. 95 and 94;  
thence along line of Lot No. 95, S. 80-54 W. 249 feet to iron pin on East side of Blythewood  
Drive; thence along the East side of Blythewood Drive, S. 1-49 W. 80 feet to beginning corner.

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 person wholly or partly of African descent.
2. No building shall be erected on said lot 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 or nearer than 5 feet from the rear line of said lot.
4. The First National Bank of Greenville, S. C., as Administrator de bonis non cum testaments annexo and Trustee of the Estate of John B. Marshall 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 or other sanitary sewerage.
6. No use shall be made of said lot which would constitute a nuisance to the adjoining lot owner.