

COUNTY OF Greenville

NOV 12 1947

FILED GREENVILLE CO. S.C.

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947 NOLLIE FARNSWORTH R.M.C.

KNOW ALL MEN BY THESE PRESENTS, That I, ROY M. Lipscombe

in the State aforesaid, in consideration of the sum of Five Hundred and No/100

Dollars to me to be paid in hand paid at and before the sealing of these presents

by G. D. Eberhardt

(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 G. D. Eberhardt, his heirs and assigns;

all that piece, parcel or lot of land in Gantt Township, Greenville

County, State of South Carolina, facing on the White Horse Road, known and designated as Lot #29 of Camilla Park #2, sub-division, known and designated as shown by plat made by W. J. Riddle, December 1943, recorded in the R. M. C. Office for Greenville County 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 the White Horse Road corner of lot #30 shown on said plat and running thence along the East side of said White Horse Road N. 9-16 E. 80 feet to an iron pin corner of Lot #28; thence S. 80-44 E. 200 feet to an iron pin at rear joint corners of lots 28 and 29; thence along rear line of lots #40 S. 9-16 W. 80 feet to an iron pin at rear joint corners of Lots 29 and 30; thence along line of Lot #30 N. 80-44 W. 200 feet to the point of beginning.

The property herein conveyed is subject to the following restrictions:

1. The said land shall never be sold, rented or otherwise disposed of to any person wholly or partly of African descent, but shall be used exclusively for residential purposes for white persons only.
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 five feet from the rear line of said lot.
4. The Grantor reserves unto 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 and other sanitary sewerage.
6. That no use shall be made of said lot which would constitute a nuisance to the adjoining lot owner.

The above described land is part of the same conveyed to me by R. P. Lamb on the 6th day of August 19 45, deed recorded in office of Register of Mesne Conveyance for Greenville County, in Book 278 Page 377

TOGETHER with all and singular the Rights, Members, Hereditaments and Appurtenances to the said Premises belonging, or in anywise incident or appertaining.

TO HAVE AND TO HOLD all and singular the Premises before mentioned unto the said G. D. Eberhardt His Heirs and Assigns forever.