TITLE TO REAL ESTATE—G.T. 201

WALKER, EVANS & COGSWELL CO., CHARLESTON, S. C. 21381—2-6-42

STATE OF SOUTH CAROLINA,
Greenville County.

KNOW ALL MEN BY THESE PRESENTS, That The First National Bank of Greenville, S. C., as administrator de bonis non, cum testamenta annexo and as Trustee of the Estate of John B. Marshall

in the State aforesaid,

in consideration of the sum of

Four Hundred & no/100. ($400.00), Dollars

to it

in hand paid

at and before the sealing of these presents by

C. L. Thomson and Edna H. Thomson

(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

C. L. Thomson and Edna H. Thomson:

All those two certain parcels or lots of land in Greenville Township, County and State aforesaid on the East side of Flora Avenue known and designated as Lots #44 & #45 of Map #2 of Camilla Park sub-division, property of John B. Marshall Estate, prepared by W. J. Riddle, Surveyor, 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 Flora Ave., corner of lot #6 shown on said plat; which iron pin measures 160 ft. from the Southwest intersection of Flora Ave. and Daniel Ave.; and running thence along the east side if Flora Ave. S. 9-16 W. 160 ft. to iron pin, corner of lot #43 shown on said plat; thence along line of lot #43 N. 80-44 W. 200 ft. to iron pin at joint rear corner of Lots #43 & #44 #25 & #26 shown on said plat; thence along line of lot #25 N. 9-16 E. 160 ft. to iron pin at joint rear corner of lots #23, #24, #45 & #46; thence along line of lot #46 S. 80-44 E. 200 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 which persons only and that the 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 lots 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, no nearer than 10 feet from either side line, or 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 reapiring of any and all public utilities in the streets without compensation to any lot owner.

5. That no Cesspool shall ever be maintained on said land, but only septic tanks or other sanitary swerage.

6. That no use shall be made of said lot which would constitute a nuisance to the adjoining lot owner.