

TITLE TO REAL ESTATE

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 Substituted Trustee of the Estate of John B. Marshall,

in the State aforesaid
in consideration of the sum of Two Hundred (\$200)
DOLLARS.

to ME paid by J. L. Coward

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 J. L. Coward

All that piece, parcel or lot of land in Greenville Township, Greenville County, State of South Carolina.

on the West side of Beatrice Street and known and designated as Lot No. 56 of Map I of Canilla Park, recorded in Plat Book "G" at page 225 and having the following metes and bounds:

Beginning at an iron pin on Beatrice Street, joint corner of Lots 55 and 56 and running thence with joint line of said lots, S. 68-04 W. 197.9 feet to an iron pin on a 20-foot alley; thence with said alley, S. 18-32 E. 67.95 feet to an iron pin corner of Lot 57; thence with line of Lot 57 N. 68-02 E. 197.9 feet to an iron pin on Beatrice Street; thence with said Beatrice Street, N. 18-27 W. 68 feet to the beginning corner.

This conveyance is made subject to the following restrictions:

1. That the said land shall be used exclusively for residential purposes for white persons only and that 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 lots costing less than the sum of \$1,000.
3. That no building shall be erected nearer the front line of said lot than 30 feet nor nearer than ten feet from either side line or nearer than five 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.