

TITLE TO REAL ESTATE

STATE OF SOUTH CAROLINA,
Greenville County.

KNOW ALL MEN BY THESE PRESENTS, That **The First National Bank of Greer, S. C.** as Administrator *de bonis non, cum testamento annexo* and as Substituted Trustee of the Estate of **John B. Marshall,**

In the State aforesaid

in consideration of the sum of **Five Hundred Fifty (\$550)**

DOLLARS,

to **it** paid by **J. W. McJunkin**

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. W. McJunkin**

All those two certain lots of land in **Greenville**

Township, Greenville County, State of South Carolina.

known and designated as **Lots 9 and 10 of the John B. Marshall property situate on the White Horse Road and shown on plat of same recorded in R. M. C. Office for Greenville County in Plat Book J at pages 132 and 133 and having the following metes and bounds, to-wit: BEGINNING at an iron pin on the White Horse Road at joint corner of Lots 10 and 11 and running thence with line of said lots N. 80-30 W. 210 feet to an iron pin; thence N. 9-30 E. 160 feet to an iron pin corner of Lots 8 and 9; thence with line of said lots S. 80-30 E. 210 feet to an iron pin on the White Horse Road; thence along the White Horse Road, S. 9-30 W. 160 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.