

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 as Substituted Trustee of the Estate of John B. Marshall,

in the State aforesaid

in consideration of the sum of One Hundred (\$100)

DOLLARS,

to it paid by J. D. Bowers

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. D. Bowers

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

on the West side of Washington Road and being known and designated as a portion of Lot No. 14 of the Subdivision known as Camilla Park, as shown on plat thereof recorded in Plat Book "G" at page 225 and more particularly described as follows:

Beginning at an iron pin on the West side of Washington Road, which iron pin measures 11 feet North from the joint corner of Lot 14 and 15 as shown on said plat; thence along the North side of Washington Road N. 21-55 W. 54 feet to an iron pin corner of Lots 13 and 14; thence along the line of said lots 13 and 14, S. 67-48 W. 225.6 feet to an iron pin on the South side of a 20-foot alley; thence along the South side of said alley, S. 21-27 E. 50 feet to stake; thence in a straight line 226.3 feet to the point of beginning.

The property herein concerned is the remaining portion of Lot 14 owned by the within grantor, the other portion having been heretofore conveyed by the grantor herein to the within grantee by deed recorded in R. M. C. Office for Greenville County in Deed Book, Vol. 221 at page 181.

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 \$1,000.00.
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.