

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 testaments annexo and as Trustee of the Estate of John B. Marshall.

in the State aforesaid  
in consideration of the sum of One hundred seventy five and no/100 (\$175.00)  
DOLLARS,

to it ~~know~~ in hand paid at and before the sealing of these presents by Thomas L. H. Smith

~~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 Thomas L. H. Smith

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

and known and designated as Lot #38 on Map #2 of Camilla Park sub-division, property of John B. Marshall Estate, made by W. J. Riddle, Surveyor, 1943, recorded in the office of R. M. C. for Greenville County in Plat Book M at page 85, and according to said plat, more particularly described as follows:-

Beginning at an iron pin on the west side of Flora Ave., corner of lot #37, shown on said plat, which iron pin measures 121 feet north from Welcome Avenue., and running thence along line of Lot #37, N. 80-44 W. 200 ft. to iron pin at joint rear corner of lots #31 & #32 and #37 & #38; thence along line of lot #31 N. 9-16 E. 80 ft. to joint rear corner of lots #30 & #31 and #38 & #39; thence along line of lot #39 S. 80-44 E. 200 ft. to iron pin on west side of Flora Ave.; thence along west side of Flora Ave., S. 9-16 W. 80 feet to the point of beginning.

The property herein conveyed is subject to the following restrictions:

1. That 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 kind 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.