

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 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 .....in hand paid  
at and before the sealing of these presents by  
Ike A. Staton

(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  
Ike A. Staton

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

On the West side of Beatrice St., known and designated as Lot #132 of Map #2 of the Camilla Park Sub-division property of John B. Marshall Estate, as shown by plat made by W. J. Riddle, Surveyor 1943, and 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 west side of Beatrice St., corner of lot #133 shown on said plat, which iron pin measures 203.5 feet north from the intersection of Welcome Avenue and Beatrice St., and running thence along line of lot #133 S. 67-48 W. 294.2 feet to iron pin on rear line of lot #121; thence with rear line of lots #121 and #122 N. 11-02 W. 81.4 feet to iron pin at rear corner of lot #131; thence along line of lot #131 N. 67-48 E. 278.9 feet to iron pin on west side of Beatrice St., thence along said side of said street S. 21-55 E. 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 10 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 street without compensation to any lot owners.
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.