

TITLE TO REAL ESTATE

KEYS PRINTING CO., GREENVILLE, S. C.

STATE OF SOUTH CAROLINA,  
County of Greenville

KNOW ALL MEN BY THESE PRESENTS, That The First National Bank of Greenville, S. C., as Administrator  
de bonis non, cum testamento annexo and Trust<sup>ee</sup> of the Estate of John B. Marshall

.....in the State aforesaid,  
.....in consideration of the sum of  
\$250.00 Two hundred fifty and no/100 - - - - - Dollars

to it .....in hand paid  
at and before the sealing of these presents by J. L. Coward

(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 East side of Flora Ave., known and designated as lot #52 of Plat #1 of Camilla Park Sub-  
division made by Dalton & Neves, Engineers, December 1927 and recorded in the Greenville County  
R.M.C. Office in Plat Book G page 225, and according to said plat, more particularly described as  
follows:

BEGINNING at an iron pin on the East side of Flora Ave., corner of lot #53, shown on said  
plat, which iron pin measures 143 ft. South from the intersection of Flora Ave., and Beatrice St.,  
and running thence along line of lot #53 S. 34-07 E. 169 ft. to iron pin on 20 foot alley; thence  
along said alley S. 55-53 W. 68 ft. to iron pin at rear corner of lot #51; thence along line of  
lot #51 N. 34-07 W. 169 ft. to iron pin on East side of Flora Ave., thence along Flora Ave., N.  
55-55 E. 68 ft. to the point of beginning.

The property herein concerned 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 ft., nor nearer than 10 ft. from either side line or nearer than 5 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.