

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 testamenta annexo & Trustee of the estate of John B. Marshall

in the State aforesaid,
in consideration of the sum of
Five Hundred and no/100 (\$500.00
Dollars

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

(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

known and designated as lots #50 & #51, of Camilla Park sub-division, according to Plat #1 of same made by Dalton & Neves, December, 1927, which plat is recorded in the R.M.C. Office for Greenville County in Plat Book G page 225, and according to said plat, more particularly described as follows:

BEGINNING at an iron pin on the South side of Flora Ave., corner of lot #49 shown on said plat, which iron pin measures 65.1 ft. east from the south eastern intersection of Flora Ave., and Mary Street; and running thence along line of lot #49 S. 34-07 E. 169 ft. to iron pin on the North side of a 20 foot alley; thence along said alley N. 55-53 E. 136 ft. to iron pin, corner of lot #52; thence along line of lot #52 N. 34-07 W. 169 ft. to iron pin on the South side of Flora Ave., thence along Flora Ave., S. 55-53 W. 136 ft. to the point of beginning.

The property herein conveyed is subject to the following restrictions:

1. That the said land shall be used exclusively for residential purposes for white persons only and shall never be sold, rented or otherwise disposed of to any persons wholly or partly of African descent.
2. That no building shall be erected on the said lot 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, nor nearer than 5 ft. from the rear line of said lot.
4. The Grsntor reserves unto itself, 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 and other sanitary sewerage.
6. That no use shall be made of said lot which would constitute a nuisance to the adjoining lot owner.