

TITLE TO REAL ESTATE

Keys Printing Co., Greenville, S. C.

STATE OF SOUTH CAROLINA,  
Greenville County.

KNOW ALL MEN BY THESE PRESENTS, That The First National Bank of Greenville, South Carolina, as Administrator de bonis non, cum testamta Annexo and Trustee of the Estate of John B. Marshall

in the State aforesaid  
in consideration of the sum of Two Hundred Seventy-Five and No/100 (\$275.00) DOLLARS,

to it paid by H. L. Bryant

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 H. L. Bryant

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

known and designated as Lot #19 of property of John B. Marshall's Estate, and located on the western side of the White Horse Road, a plat of which is recorded in the RMC's Office for Greenville County in Plat Book "J", at pages 132 and 133, and having according to said Plat the following metes and bounds, courses and distances to wit:

Beginning at an iron pin on the Western side of White Horse Road, 90 feet from the Southwestern intersection of a 40 foot unnamed street and White Horse Road, joint corner of Lots #18 and 19; and running thence along the joint line of said lots S. 79-45 W. 204 feet to an iron pin, rear corner of said lots; thence S 10-05 E. 105 feet to an iron pin, rear joint corner of Lots #19 and 20; thence along the joint line of said lots S 72-35 E 207.6 feet to an iron pin in the line of White Horse Road; thence along the Western side of White Horse Road N 11-50 W 80 feet to the point of beginning.

The within 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 10 feet 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 successor the right to authorize the placing, maintaining and repairing of any and all public utilities in the streets without compensation to any lot owner.
6. That no use shall be made of said lot which would constitute a nuisance to the adjoining 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.