

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 testamenta annexo and Trustee of the Estate of John B. Marshall,

in the State aforesaid

in consideration of the sum of Three Hundred and no/100 (\$300.00)

DOLLARS,

to it paid by R. K. Mills

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 R. K. Mills

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

facing Daniel Avenue and is in triangular form and known and designated as Lot #85 of Map #2 of Camilla Park, property of John B. Marshall Estate, a plat of which is recorded in the R. M. C. 's Office for Greenville County, in Plat Book "M" at page 85 and having according to said plat the following metes and bounds, courses and distances to-wit:

Beginning at an iron pin on the South side of Daniel Avenue, which iron pin is 200.2 feet East of the Southeastern intersection of Flora and Daniel Avenues, joint corner of Lots #72 and 85 and running thence along the line of Daniel Avenue in a curve S. 63-0 E. 92 feet to an iron pin, thence continuing with curve of said Avenue S. 46-0 E. 55 feet to an iron pin, thence continuing with the curve of said Avenue S. 37 E. 54 feet to an iron pin, joint corner of Lots #84 and 85, thence along the joint line of said lots S. 59-30 W. 224 feet to an iron pin, rear joint corner of Lots #84, 85, 74 and 75, thence along the rear line of Lots #74, 73 and 72, N. 9-16 E. 240 feet to an iron pin in the line of Daniel Avenue, 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 which 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 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.