

TITLE TO REAL ESTATE

WALKER, EVANS & COGSWELL CO., CHARLESTON, S. C. 97307

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 testamta annexe and as Substituted Trustee, of  
the Estate of John B. Marshall,

in the State aforesaid  
in consideration of the sum of Four Hundred (\$400.00) DOLLARS,

to it paid by H. L. Bolt

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. Bolt

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

on the West side of Washington Avenue and having the following metes and bounds according  
to a plat of Dalton & Neves, January 1935:

BEGINNING at an iron pin on Washington Avenue at corner of lot heretofore conveyed by the  
grantor herein to Eva Jones, which pin is 300 feet South of the southwest intersection  
of Washington Avenue and Frances Avenue and running thence with the line of Eva Jones,  
S. 67-48 W. 481.3 feet to an iron pin on the extention of Beatrice Street; thence along  
Extention of Beatrice Street, S. 21-55 E. 100 feet to an iron pin; thence N. 67-48 E. 481.3  
feet to an iron pin on Washington Avenue; thence with Washington Avenue in a Northerly dir-  
ection 100 feet to the beginning corner.

The above lot is 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 ten 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 streets without compensation to any lot owner.

5- That no surface closet nor cess pool shall 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.