

TITLE TO REAL ESTATE

WALKER, EVANS & COGSWELL CO., CHARLESTON, S. C. 9523

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 annexo and as Substituted Trustee of the  
Estate of John B. Marshall

in the State aforesaid  
in consideration of the sum of Three Hundred (\$300.00) DOLLARS,

to it paid by Mrs. Bruce E. Spencer

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 Mrs. Bruce E. Spencer

all that piece, parcel or lot of land in Greenville Township, Greenville County, State of South Carolina.  
on the East side of Beatrice Street and known and designated as Lot No. 31 on Map 1 of  
Camilla Park as shown on plat recorded in Plat Book "G" at page 225 and having the following  
metes and bounds, to-wit:

BEGINNING at an iron pin at the corner of Beatrice Street and Flora Avenue and running  
thence with Flora Avenue, N. 65-30 E. 217.1 feet to an iron pin on a 20-foot alley; thence  
with said alley, S. 21-27 E. 78.5 feet to an iron pin corner of Lot No. 30; thence with line  
of Lot No. 30, S. 67-48 E. 206.4 feet to an iron pin on Beatrice Street; thence with Beatrice  
Street, N. 29-58 W. 70 feet to the beginning corner.

This lot is conveyed 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 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.