

TITLE TO REAL ESTATE

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

in the State aforesaid
in consideration of the sum of Four Hundred Twelve and 50/100 (\$412.50) DOLLARS,

to it paid by C. S. Timmerman

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 C. S. Timmerman

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

and being known and designated as all of Lot No. 8 and one-half of Lot No. 7 lying and being on the White Horse Road as shown on plat of the Estate of John B. Marshall recorded in Plat Book "J" at pages 132 and 133 and having the following metes and bounds according to said plat, to-wit:

Beginning at an iron pin joint corners of Lots 8 and 9 and running thence with joint line of these lots, N. 80-30 W. 210 feet to an iron pin; thence N. 9-30 E. 80 feet to an iron pin corner of Lot No. 7; thence with the rear line of Lot No. 7, 42.65 feet to a point in the center of Lot No. 7; thence S. 80-30 E. 195 feet more or less to an iron pin on the White Horse Road, 120 feet from the beginning corner; thence with the line of the White Horse Road, S. 9-30 W. 120 feet to the beginning corner.

This conveyance is made subject to the following restrictions:

1. That the same land shall be used exclusively for residential purposes for white persons only and that the same 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 or 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.