

TITLE TO REAL ESTATE

THE STATE OF SOUTH CAROLINA,
County of Greenville.

KNOW ALL MEN BY THESE PRESENTS, That The First National Bank of Greenville, S. C., 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
five hundred & no/100 (\$500.00) Dollars

..... in hand paid
to it
at and before the sealing of these presents by
W. K. Duncan and Agnes Duncan

(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
W. K. Duncan and Agnes Duncan

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

known and designated as Lots #101 & #102 as shown by Map #2 of Camilla Park sub-division made by
W. J. Riddle, December 1943, which plat is recorded in the Office of R. M. C. for Greenville County
in Plat Book M, page 85, and according to said plat, more particularly described as follows:

Beginning at an iron pin at the Southwestern intersection of Flora Ave., and Mary St.,
and running thence along the west side of Mary St. S. 21-45 E. 200 ft. to iron pin corner of lot
#103 shown on said plat; thence along line of lots #103 and #100 S. 65-35 W. 299.4 ft. to an iron
pin on the east side of Blythewood Drive; thence along curve of Blythewood Drive, the cord of which
having a bearing of N. 11-45, W. 85 ft. to an iron pin on the south side of Flora Ave., thence along
the South side of Flora Ave., N. 44-05 E. 328 ft. to the point of beginning.

The property herein conveyed 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 be never 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 ft., nor nearer than 10 ft. from either side line or nearer than 5 ft. from the rear line of said lot.
4. That no surface closet nor cess pool shall ever be maintained on said land but only septic tanks or other sanitary sewerage.
5. That the grantor reserves to itself, 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.
6. That no use shall be made of said lot which would constitute a nuisance to the adjoining lot owner.