

TITLE TO REAL ESTATE

KEYS PRINTING CO.

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
four hundred & no/100 (\$400.00) Dollars

to us in hand paid
at and before the sealing of these presents by
G. L. Smith & Maybelle Smith

(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
G. L. Smith & Maybelle Smith

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

known and designated as Lots #36 & #37 of Camilla Park Sub-division according to Map #2 of same made by W. J. Riddle, December 1943, which plat is recorded in the Greenville County R. M. C. Office in Plat Book M page 85, and according to said plat, more particularly described as follows:

Beginning at an iron pin at the northwestern intersection of Flora Ave. & Welcome Ave., and running thence along the west side of Flora Ave., N. 9-16 E. 121 ft. to iron pin at corner of lot #38; thence along line of lot #38 N. 80-44 W. 200 ft. to iron pin at rear joint corner of lots #31 & #32; thence along rear line of lots #32-#33-#34 & #35, S. 9-16 W. 286.6 ft. to iron pin on north side of Welcome Ave., thence along the north side of Welcome Ave., N. 59-30 E. 259.5 ft. to the point of beginning.

The property here in 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 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 ft., nor nearer than 10 ft. from either side line, nor nearer than 5 ft. 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.