

TITLE TO REAL ESTATE

KEYS PRINTING CO., GREENVILLE, S. C.

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 and no/100 (\$500.00) Dollars

to itin hand paid
at and before the sealing of these presents by
George L. James

(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
George L. James, his Heirs and Assigns,
Greenville Township, Greenville County, State of South Carolina.

known and designated as Lot #134 of Camilla Park #4, property of John B. Marshall's Estate, said Plat being recorded in the RMC's office for Greenville County in Plat Book "M", at page 117, and having according to said Plat the following metes and bounds, courses and distances to-wit:

Beginning at an iron pin on the North side of Easley Bridge Road, which iron pin is 280 feet in an Easterly direction from the Northeastern intersection of Yown and Easley Bridge Roads, joint corner of Lots #134 and 135; thence along the joint line of said lots N. 35-37 W. 400 feet to an iron pin, rear joint corner of said lots; thence along the joint line of lots # 134 and 137 N. 54-23 E. 100 feet to an iron pin, rear joint corner of Lots #133 and 134; thence along the joint line of said lots S. 35-37 E. 400 feet to an iron pin in the line of Easley Bridge Road; thence along the Northern side of Easley Bridge Road S. 54-23 W. 100 feet to an iron pin, the point of beginning.

The within conveyance is made 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.