

TITLE TO REAL ESTATE

WETS PRINTING CO., GREENVILLE, S. C.

STATE OF SOUTH CAROLINA,
County of Greenville

KNOW ALL MEN BY THESE PRESENTS, That I, Roy Thomas

.....in the State aforesaid,
.....in consideration of the sum of

Two Hundred Fifty and no/100 Dollars

to me in hand paid

at and before the sealing of these presents by James A. Gambrell and Jesse C. Gambrell

(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 James A. Gambrell and Jesse C. Gambrell, their heirs and assigns:

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

known and designated as lot #107 of Camilla Park, Sub-division Map #2, made by W. J. Riddle, December 1943, 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 on the West side of Mary St., corner of lot #108 shown on said plat, and running thence along line of lot #108, S. 70-35 W. 221 feet to an iron pin on rear line of Lot #97; thence along rear line of lot #97-98 N. 9-28 W. 97.1 feet to iron pin on rear joint corner of lots #106-#107; thence along line of lot #106, N. 70-35 E. 206.1 feet to iron pin on West side of Mary St., thence along Mary St., S. 19-25 E. 86 feet to the point of beginning.

The property herein conveyed is subject to the following restrictions:

- 1. The said land shall be used exclusively for residential purposes for white persons only, and shall never be sold, rented or otherwise disposed of to any persons wholly or partly of African Descent.
- 2. That no building shall be erected on said lot 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 10 feet, from either side line, nor nearer than 5 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.
- 5. That no use shall be made of said lot which would constitute a nuisance to the adjoining lot owner.

The grantees herein agree to pay the taxes for the year 1946.