

TITLE TO REAL ESTATE

THE STATE OF SOUTH CAROLINA,
County of Greenville

KNOW ALL MEN BY THESE PRESENTS, That I, W. F. Styles

in the State aforesaid,
in consideration of the sum of
\$1.00 and Love and affection, Dollars

to Me in hand paid
at and before the sealing of these presents by Woodrow Fred Clark

(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
Woodrow Fred Clark, his heirs and assigns for ever and ever.

All that piece, parcel or lot of land in Greenville Township, Greenville County, State of South Carolina,
on the Southwestern side of Yarn Road and designated as Lot No. 149 of plat No. 4 Camilla Park,
Greenville, South Carolina, a plat of which is recorded in the R. M. C. 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 Southwestern side of Yarn Road, joint corner of Lots #148 and
149, running thence with the joint line of said lots S. 12-45 E., 547 feet to an iron pin, rear
joint corner of said lots, thence N. 74-44 E., 100 Feet to an iron pin, rear joint corner of
Lots No. 149 and 150, thence along the joint line of said lots N. 12-45 W., 436.7 feet to an iron
pin in the line of Yarn Road, thence along the Southwestern side of Yarn Road, N. 56-03 W., 145.8
feet to the point of the beginning.

The within conveyance is made subject to the following restrictions;

1. That the said land shall be used exclusively for residential purposes for the 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 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, or 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.
6. That no use shall be made of said lots which would constitute a nuisance to the adjoining lot owner.