

TITLE TO REAL ESTATE

THE STATE OF SOUTH CAROLINA,
County of Greenville

KNOW ALL MEN BY THESE PRESENTS, That I, Mrs. O. H. Johnson

in the State aforesaid,
in consideration of the sum of
Two Hundred and no/100 Dollars

to me in hand paid
at and before the sealing of these presents by
Mrs. Mable V. Morgan

(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
Mrs. Mable V. Morgan

All that piece, parcel or lot of land in Greenville Township, Greenville County, State of South Carolina.
Known as Lot #52 facing Flora Ave. in Camilla Park #2, property of John B. Marshall's estate,
said lot being recorded in R. M. C. Office for Greenville County in Plat Book "M" at page 85,
and having, according to said plat the following meats and bounds courses and distances, to-wit:

Beginning at an iron pin on the North side of Flora Ave. which iron pin is 308.9 feet from the North Eastern intersection of Danial and Flora Ave., joint corner of lots #51 and 52 running thence with the joint line of said lots N. 60-51 W. 191 feet to an iron pin rear joint corner of said lots, thence along the rear joint line of lots #16 and 52; N. 27.40 E. 80.07 to an iron pin, rear joint corner of lots #52 and 53; thence along the joint line of Flora Ave.; thence along the Northan side of Flora Ave. S. 37.11 W. 81 feet to the point of beginning.

The within conveyance is made subject to the following restrictions.

1. That said land shall be used exclusive for residential purposes for white persons only and that the said land shall never be used sold, rented or otherwise disposed of to any person holy or partly of African decent.
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 near 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 for its self and its successors the right to authorize the placing, mantening and repairing fo any and all public utilities in the streets without compensation to any lot owner.
5. That no serfice clausets nor cess pool shall ever be mantained on said land, but only septic tanks or other sanatory sewer.
6. That no use shall be made of said lot which would constitute a nuisance to the adjoining lot owner.