

STATE OF SOUTH CAROLINA,  
Greenville County.

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 & no/100 (\$500.00) Dollars

to me .....in hand paid  
at and before the sealing of these presents by

S. J. Gardner

(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  
S. J. Gardner

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

on the southeast side of Easley Bridge Road, known and designated as Lot #2, Map #2 of the Camilla Park Subdivision, property of John B. Marshall Estate, made by W. J. Riddle, Surveyor, December, 1943, recorded in the R. M. C. Office for Greenville County in Plat Book M, page 85, and according to said plat, more particularly described as follows:

Beginning at an iron pin on the Southeast side of Easley Bridge Road, corner of Lot #1 shown on said plat, which iron pin measures 96 feet in a southwesterly direction from the southwestern intersection of Mary Street and Easley Bridge Road, and running thence along line of lot #1 S. 37-0 E. 199.6 ft. to iron pin on line of lot #66; thence along rear line of lot #66 & #65 S. 46-0 W. 77 ft. to iron pin at rear corner of lot #3; thence along line of lot #3 N. 42-01 W. 200 ft. to iron pin in Easley Bridge Road; thence along Easley Bridge Road N. 46-59 E. 95 ft. to the point of beginning.

The property herein 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 feet nor nearer than ten feet from either side line nor nearer than five feet from the rear line of said lot.
4. That the grantor reserves to itself, 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.