

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
Eleven hundred and no/100 (\$1100.00) Dollars

to mein hand paid
at and before the sealing of these presents by.....
Clyde Dill, Jr.,

(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
Clyde Dill, Jr.,

All that piece, parcel or lot of land in Greenville Township, Greenville County, State of South Carolina.
known and designated as lots #1-2-3 & 4, a part of tract #2 of the John B. Marshall Estate as shown by plat of same made by Dalton & Neves, October, 1939, recorded in the R. M. C. Office for Greenville County in Plat Book J pages 132-133, and according to said plat, more particularly described as follows:

Beginning at a stake at intersection of Easley Bridge Road and White Horse Road, and running thence alson south side of Easley Bridge Road S. 72-35 W. 255 ft. to iron pin, corner of lot #2; thence still along South side of Easley Bridge Road S. 38-30 W. 80 ft. to iron pin, corner of lot #3; thence still along south side of Easley Bridge Road S. 41-45 W. 80 ft. to corner of lot #4; thence still along south side of Easley Bridge Road S. 44-50 W. 80 ft. to iron pin at corner of unnumbered lot shown on said plat; thence along line of said un-numbered lot S. 50-0 E. 120.5 ft. to iron pin corner of lot #5 shown on said plat; thence along line of lot #5 S. 80-30 E. 120 ft. to iron pin on West side of White Horse Road; thence along West side of said White Horse Road N. 10-15 E. 495 ft. to the point of beginning.

The property herein conveyed is subject to the following restrictions:

1. That lot #4 shall be used exclusively for residential purposes, and that all four of said lots shall be used and occupied by white people only, and that said lots 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 Lot #4 costing less than the sum of \$1,000.00
3. That no building on lot #4 shall be erected nearer the front line of said lot than 30 ft., nor nearer than 10 ft. from either side line or nearer than 5 ft. 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.

It is distinctly understood and agreed that any buildings may be erected on Lots 1, 2 & 3, wherein any legitimate business may be conducted that will not constitute a nuisance to the adjoining lot owner.