

TITLE TO REAL ESTATE

KEYS PRINTING CO.

THE STATE OF SOUTH CAROLINA,
County of Greenville.

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
two hundred fifty and no/100, (\$250.00) Dollars

to mein hand paid
at and before the sealing of these presents by
W. I. English

(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
W. I. English

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

on the East side of Flora Ave., known and designated as Lot #53, Map #1 of Camilla Park Sub-division as shown by plat of Dalton & Neves, December 1927 recorded in the R. M. C. Office in plat book G, page 225, and according to said plat, more particularly described as follows:

Beginning at an iron pin on the East side of Flora Ave. corner of lot #54 shown on said plat, which iron pin measures 75 ft. from the southeast intersection of Flora Ave. & Beatrice St., and running thence along the east side of ^{Beatrice} Beatrice St., S. 55-53 W. 68 ft. to iron pin, corner of lot #52; thence S. 34-07 E. 169 ft. to iron pin on 20 foot alley; thence N. 55-53 E. 68 ft. to iron pin at rear corner of lot #54; thence with line of lot #54 N. 34-07 W. 169 ft. to the point of beginning.

The property herein conveyed is subject to the following restrictions:

1. That 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 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 ft., nor nearer than 10 ft. from either side line, or nearer than five 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 lot which would constitute a nuisance to the adjoining lot owner.