

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  
sixty two and 50/100 (\$62.50) Dollars

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

T. J. Phillips

(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  
T. J. Phillips

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

known and designated as a portion of lot #122 of Map of Camilla Park Subdivision known as Plat #4 of same made by Dalton & Neves, March 1945, recorded in the Greenville County R. M. C. Office in Plat Book M, page 117, and according to said plat, more particularly described as follows:

Beginning at an iron pin on the north side of County Road, at southeastern corner of lot #122 shown on said plat and running thence N. 1-35 W. 70 ft. to iron pin corner of that portion of lot #122 sold to C. T. Brooks; thence along line of C. T. Brooks lot in a westerly direction 168 ft. more or less, to iron pin, which iron pin measures 75 ft., N. 2-09 W. from the southwest corner of lot #122; thence S. 2-09 E. 75 ft. to iron pin on the North side of said County road; thence along said road S. 88-47 E. 168 ft. to the point of beginning.

The property herein conveyed is subject to the following restrictions:

1. 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 persons 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 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 lot which would constitute a nuisance to the adjoining lot owner.

This property is sold subject to the easement or right of way of The Duke Power Company crossing said property.