

TITLE TO REAL ESTATE

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
Five Hundred and twenty five and no/100 (\$525.00) Dollars

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

J. E. Elrod

(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
J. E. Elrod

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

known and designated as lot #125 and the northern half of lot #124 of the Camilla Park Sub-division Map #4, 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 East side of Cole Road, which iron pin measures 150 ft. north from the Northeast intersection of Cole Road and County Road; running thence along the east side of Cole Road N. 0-26 E. 150 ft. to iron pin, corner of Lot #126; thence along rear line of lot #126-127 & 128, S. 89-09 E. 401.1 ft. to iron pin on line of Lot #122; thence along line of lot #122 S. 2-09 E. 150 ft. to iron pin; thence N. 89-09 W. 403 ft., more or less to the point of beginning.

This conveyance is made subject to the Easement or Right of Way of Duke Power Company running across the rear of said property.

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 shall never be sold, rented or otherwise disposed of to persons wholly or partly of African descent.
2. No building shall be erected on said lot costing less than the sum of \$1000.00.
3. No building shall be erected nearer the front line of said lot than 30 ft., nor nearer than 10 ft. from either side line, nor nearer than 5 ft. from the rear line of said lot.
4. 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. 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.