

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
four hundred and no/100 (\$400.00) Dollars

to them in hand paid
at and before the sealing of these presents by Arthur A. Davis

(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
Arthur A. Davis

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

known and designated as lot #5 and extension in rear thereof, as shown by plat of John B. Marshall property made Oct. 1939, by Dalton & Neves, recorded in the R. M. C. Office for Greenville County in Plat Book J. page 132-133, and according to said plat, more particularly described as follows:

BEGINNING at an iron pin on the west side of White Horse Road, corner of lot #4 shown on said plat and running thence along line of lot #4, N. 80-30 W. 120 ft. to iron pin; thence still along line of lot #4 N. 50-0 W. 120.5 ft. to iron pin; on Southeast side of Easley Bridge Road; thence along said Easley Bridge Road, S. 48-05 W. 80 ft. to iron pin; thence S. 50-0 E. 146.3 ft. to iron pin; thence S. 80-30 E. 150 ft. to iron pin; thence N. 9-30 E. 80 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 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, 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. 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.