

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
One hundred and seventy five and no/100 - (\$175.00) Dollars

to them in hand paid
at and before the sealing of these presents by Sadie Pitts

(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
Sadie Pitts

All that piece, parcel or lot of land in Greenville Township, Greenville County, State of South Carolina,
known and designated as lot #103 of Camilla park Sub-division as shown by plat #2 of same
made by W. J. Riddle, Surveyor, December, 1943, recorded in the Greenville County R. M. C.
in Plat Book M, page 85, and according to said plat, more particularly described as follows:

BEGINNING at an iron pin on the west side of Mary St., corner of lot #104 shown on said
plat and running thence with line of lot #104 S. 67-50 W. 163 ft. to iron pin on rear line of
lot #100; thence along rear line of lot #100 N. 9-28 W. 80.7 ft. to iron pin at joint rear
corner of lots #102 & #103; thence along line of lot #102 N. 65-35 E. 150 ft. to iron pin on
west side of Mary St., thence along west side of Mary St., S. 21-45 E. 86 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 \$1000.00.
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. 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.