

TITLE TO REAL ESTATE

KEYE PRINTING CO., GREENVILLE, S. C.

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 & Trustee of the Estate of John B. Marshall.

.....in the State aforesaid,
.....in consideration of the sum of

Two Hundred and no/100 (\$200.00) Dollars

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

E. E. Mullinax and Sadie Mullinax

(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

E. E. Mullinax and Sadie Mullinax, their heirs and assigns

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

known and designated as Lot #76 of Camilla Park #2, property of John B. Marshall's Estate, the said Plat being recorded in the RMC Office for Greenville County in Plat Book "M", at page 85, and having according to said Plat the following meets and bounds, courses and distances to-wit:

Beginning at an iron pin on the East side of Flora Avenue, which iron pin is 471 feet in a northerly direction from the North-East intersection of Welcome and Flora Avenues, joint corners of lots #76 and 77; thence along the joint lines of said lots S. 80-44 E. 200 feet to an iron pin, rear joint corners of said lots; thence along the joint lines of lots #76 and 83 N. 9-16 E. 80 feet to an iron pin, rear joint corners of Lots #75 and #76; thence along the joint line of said lots N. 80-44 W. 200 feet to an iron pin in the line of Flora Avenue; thence along the Eastern side of Flora Avenue S. 9-16 W. 80 feet 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 persons wholly or partly of African descent.
2. No building shall be erected on said lot costing less than the sum of \$1,000.00.
3. No building shall be erected nearer the front line of said lot than 30 ft., no nearer than 10 ft. from either side line nor nearer than 5 feet from the rear line of said lot.
4. The grantor reserves unto itself, 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. No use shall be made of said lot which would constitute a nuisance to the adjoining lot owner.