

TITLE TO REAL ESTATE

KEYS 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 and Trustee of the Estate of John B. Marshall

in the State aforesaid,
in consideration of the sum of
One Thousand Two Hundred and No/100 (\$1200.00) Dollars

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

(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
Talmer Cordell, his Heirs & Assigns

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

located on the North side of Easley Bridge Road, known as a part of the John B. Marshall Estate, a Plat of which is recorded in the RMC Office for Greenville County in Plat Book "D" at page 202 and having according to said Plat the following meets and bounds, courses and distances to wit:

Beginning at an iron pin on the North side of the Easley Bridge Road, which iron pin is 100 feet in an Easterly direction from the Northeastern intersection of Washington Avenue and Easley Bridge Road and running thence N 21-38 W, 180 feet more or less to an iron pin to the property of E. Browning; thence N 71-38 E, 140 feet to an iron pipe; thence S. 21-55 E, 173 feet more or less to an iron pipe on the North side of the Easley Bridge Road; thence along the Northern side of Easley Bridge Road S 71-25 W, 140 feet to the point of beginning.

The Plat shows the Eastern side of this lot as 179.3 feet, however, the Easley Bridge Road has been widened, therefore, the distance is shown as 173 feet more or less, but this deed is intended to convey whatever distance remains on the Eastern side of said lot.

The within conveyance is made subject to the following restrictions:

(1) That 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 any person wholly or partly of African descent.

(2) That no building shall be erected on said lots 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 feet nor nearer than ten feet from either side line or nearer than five feet 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.

For Release of restrictions in connection with this deed see Deed Book 282 (this Book) Page 259.