

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
Adminstrator de bonis non, cum testamta annexo and 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 Mrs. O. H. Johnson

(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
Mrs. O. H. Johnson

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

known and designated as Lot #52 facing Flora Avenue in Camilla Park #2, property of John B. Marshall's Estate, said Plat being recorded in the RMC's 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 North side of Flora Avenue, which iron pin is 308.9 feet from the Northeastern intersection of Daniel and Flora Avenues, joint corner of Lots #51 and 52; running thence with the joint line of said lots, N. 60-51 W. 191 feet to an iron pin, rear joint corner of said lots; thence along the rear joint line of Lots #16 and 52, N. 27-40 E. 80.7 feet to an iron pin, rear joint corner of Lots #52 and 53; thence along the joint line of said lots S. 60-51 E. 204.7 feet to an iron pin in the line of Flora Avenue; thence along the Northern side of Flora Avenue S 37-11 W. 81 feet to the point of beginning.

The withinconveyance 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 nore nearer than ten feet from either side line or nearer than 5 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 nouse shall be made of said lot which would constitute a nuisance to the adjoining lot owner.