

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. Marhsall

_____in the State aforesaid,
_____in consideration of the sum of
Four Hundred and No/100 (\$400.00) _____, Dollars

to it _____in hand paid
at and before the sealing of these presents by Andrew J. Ballard, Jr.

(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
Andrew J. Ballard, Jr.

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

known and designated as Lots #55 and 56 of Camilla Park #2, property of John B. Marshall's
Estate, said Plat being recorded in the RMC Office for Greenville County in Plat Book "M"
at page 95, and having according to said Plat the following metes and bounds, courses and
distances to wit:

Lot #55: Beginning at an iron pin on the Western side of Flora Avenue, 243 feet from the
Southwestern intersection of Flora and Harvard Avenues, joint corner of Lots #55 and 56, and
running thence along the joint line of said Lots N 60-51 W, 226.4 feet to an iron pin rear
joint corner of said lots; running thence along the rear joint line of Lots #13 and 55 S 27-40
W, 80.7 feet to an iron pin, rear joint corner of Lots 54 and 55; thence along the joint line
of said lots S 60-51 E, 226 feet to an iron pin in the line of Flora Avenue; thence along the
Western side of Flora Avenue N 27-36 E, 80.5 feet to the point of beginning.

Lot #56: Beginning at an iron pin on the Western side of Flora Ave., 162 feet from the
Southwestern intersection of Flora and Harvard Aves., joint corner of Lots #56 and 57, and
running thence along the joint line of said lots N 60-51 W, 217.6 feet to an iron pin, rear
joint corner of said lots; thence along the rear joint line of Lots #12 and 56 S 27-40 W.
80.7 feet to an iron pin, rear joint corner of Lots # 55 and 56; thence along the joint line
of said lots S 60-51 E, 226.4 feet to an iron pin in the line of Flora Avenue; thence along
the Western side of Flora Ave., N 20-51 E, 81 feet to the point of beginning.

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.