

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 H. Marshall

in the State aforesaid,
in consideration of the sum of
sixty two and 50/100 (\$62.50) Dollars

to it in hand paid
at and before the sealing of these presents by C. T. Brooks

(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
C. T. Brooks

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

known and designated as a portion of lot #122 according to Plat #4 of Camilla Park Sub-
division made by Dalton & Neves, March, 1945, which plat is recorded in the Greenville
County R.M.C. Office in Plat Book M page 117, and according to said plat, more particularly
described ad follows:

BEGINNING at an iron pin on the east line of lot #122 shown on said plat, which iron pin
measures 70 ft. N. 1-35 W. from the southeastern corner of lot #122, and running thence
along the East line of lot #122 N. -135 W. 70 ft. to iron pin corner of that portion of
lot #122 sold to Ruby E. Brooks; thence along Ruby E. Brooks line in a westerly direction
168 ft., more or less to an iron pin, which iron pin measures 150 ft. N. 2-09 W. from the
southwest corner of lot #122; thence S. 2-09 E. 75 ft. to iron pin; thence in an easterly
direction 168 ft., more or less, 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 not be sold, rented or otherwise disposed of to any person wholly or partly of African descent.
2. No building shall be erected on said lot costing less than the sum of one thousand dollars.
3. 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 5 ft. 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 street without compensation to any lot owner.
5. That no surface closet or 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 owners.

The within property is conveyed subject to the Easement or Right of Way of Duke Power Company crossing said property.