

TITLE TO REAL ESTATE

KEYS PRINTING CO., GREENVILLE, S. C.

STATE OF SOUTH CAROLINA,  
Greenville County.

KNOW ALL MEN BY THESE PRESENTS, That I, G. E. Cammer, of Greenville County,

in the State aforesaid  
in consideration of the sum of Eight Hundred Fifty & no/100 (\$850.00)

DOLLARS,

to me paid by John Carlton Martin

in the State aforesaid, (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 John Carlton Martin, his heirs and assigns,

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

on the southeastern side of Cammer Avenue, near the City of Greenville, being shown as Lot No. 35 on plat of property of G. E. Cammer, made by R. E. Dalton in December 1940, and having according to said plat the following metes and bounds, to-wit:

Beginning at an iron pin on the southeastern side of Cammer Avenue, joint front corner of Lots Nos. 35 and 36, and running thence with line of Lot No. 36, S. 48-48 E. 211.8 ft. to iron pin in rear line of Lot No. 41; thence with rear line of Lots Nos. 41 and 42, S. 35-07 W. 67.4 ft. to iron pin, corner of Lot No. 34; thence with line of Lot No. 34, N. 48-48 W. 218.9 ft. to iron pin on Cammer Avenue; thence with the southeastern side of Cammer Avenue, N. 41-12 E. 67 ft. to the point of beginning.

It is understood and agreed that this conveyance is made subject to the following restrictions, which are expressly made a part of the consideration thereof, and are for the mutual benefit of the grantor, grantee and other persons owning lots shown on the plat referred to above:

(1) Said property is to be used exclusively for residential purposes for white people only.

(2) Said property shall not be sold, rented or otherwise disposed of to persons of African descent.

(3) No building shall be erected nearer Cammer Avenue than the building line heretofore established by other residences on the same street.

(4) No dwelling shall be constructed upon said lot costing less than \$5000.00. However, this provision shall not apply to outbuildings or servants quarters located upon the rear of said lot.