

TITLE TO REAL ESTATE

KEYS PRINTING CO., GREENVILLE, S. C.

STATE OF SOUTH CAROLINA,
Greenville County.

KNOW ALL MEN BY THESE PRESENTS, That The First National Bank of Greenville, South Carolina, as Administrator de bonis non, cum testamenta annexo and Trustee of the Estate of John B. Marshall,

in consideration of the sum of Three Hundred Fifty and no/100 (\$350.00) DOLLARS,

to it paid by Iler Griffin and James R. Griffin

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 Iler Griffin and James R. Griffin

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

located at the Northeastern intersection of Flora and Daniel Avenues and known and designated as Lot #71 of Map #2 of Camilla Park, property of John B. Marshall Estate, which plat is recorded in the R. M. C. 's Office for Greenville County in Plat Book "M" at page 85 and having according to said plat the following metes and bounds, courses and distances to-wit:

Beginning at an iron pin at the Northeastern intersection of Flora and Daniel Avenues and running thence along the Northern side of Daniel Avenue S. 80-44 E. 100 feet to an iron pin, thence continuing with said Avenue S. 74-54 E. 100.2 feet to an iron pin, thence continuing with said avenue in a curve S. 64-19 E. 113.5 feet to an iron pin, thence continuing with said avenue S. 45-44 E. 74.5 feet to an iron pin, thence N. 63-26 E. 91 feet to an iron pin in the line of Camilla Park, thence along the line of said Park N. 21-0 W., 127.6 feet to an iron pin, rear joint corner of lots #70 and 71, thence along the joint line of said lots N. 80-44 W. 379 feet to an iron pin in the line of Flora Avenue, thence along the line of Flora Avenue S. 9-01 W., 80 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 10 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 no use shall be made of said lot which would constitute a nuisance to the adjoining lot owner.