

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 the State aforesaid
in consideration of the sum of Two Hundred and no/100 (\$200.00)

_____ DOLLARS,

to it paid by H. G. Phillips and Mattie E. Phillips

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 H. G. Phillips and Mattie E. Phillips

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

located on the Eastern side of Mary Street, and known and designated as Lot #119 of Camilla Park
#2, a plat of which 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 dis-
tances to-wit:

Beginning at an iron pin on the Eastern side of Mary Street, 160 feet from the North-
eastern intersection of Welcome Avenue and Mary Street, joint corner of Lots #118 and 119, and
running thence along the joint line of said lots N. 76-22 E. 289.6 feet to an iron pin, rear
joint corner of said lots; thence N. 11-02 W. 75 feet to an iron pin, rear joint corner of Lots
#119 and 120; thence along the joint line of said lots N. 85-11 W., 263.3 feet to an iron pin in
the line of Mary Street; thence along the Eastern side of Mary Street S. 1-56 W. 120 feet to an
iron pin, 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 people
only and that the same 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 com-
penensation 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.