

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 Four Hundred Fifty and No/100 (\$450.00)

to it paid by C. Spencer Willingham

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 C. Spencer Willingham

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

on the West side of the White Horse Road and designated as Lots #12 and 13 of a subdivision  
designated as Part of Tract #2, Estate of John B. Marshall, a plat of which is recorded in  
the R. M. C.'s Office for Greenville County in Plat Book "J" at pages 132 and 133, and having  
according to said plat the following metes and bounds, courses and distances to wit:

Lot #12: BEGINNING at an iron pin on the West side of the White Horse Road, joint corner  
of Lots #11 and 12, thence along the joint line of said lots N. 80-30 W., 210 feet to an iron  
pin, rear joint corner of said lots, thence S. 9-30 W., 80 feet to an iron pin, rear joint  
corner of Lots #12 and 13, thence along the joint line of said lots S. 80-30 E., 210 feet to  
an iron pin in the line of the White Horse Road, thence along the Western side of the White  
Horse Road N. 9-30 E., 80 feet to the point of beginning.

Lot #13: BEGINNING at an iron pin on the West side of the White Horse Road, joint corner  
of Lots #12 and 13, running thence along the joint line of said lots N. 80-30 W., 210 feet to  
an iron pin, rear joint corner of said lots, thence S. 5-55 W., 93.5 feet to an iron pin, rear  
joint corner of Lots #13 and 14; thence along the joint line of said lots S. 84-35 E., 207  
feet to an iron pin in the line of the White Horse Road, thence along the Western side of the  
White Horse Road, N. 7-25 E., 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 pools 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.