

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 and No/100 (\$300.00) in the State aforesaid.
DOLLARS,

to it paid by Mary M. Smith

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 Mary M. Smith

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

at the Northwestern intersection of Welcome and Daniel Avenues and designated as Lot #82
of Map #2, Camilla Park, Property of John B. Marshall Estate, 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 accord-
ing to said plat the following metes and bounds, courses and distances to wit:

BEGINNING at an iron pin at the Northwestern intersection of Welcome and Daniel
Avenues and running thence with Welcome Avenue S. 59-30 W., 170 feet to an iron pin, joint
corner of Lots #81 and 82; thence along the joint line of said lots N. 3-00 W., 219.7 feet
to an iron pin in the line of Lot #83; thence along the joint line of Lots #82 and 83, N.
76-0 E., 167 feet to an iron pin in the line of Daniel Avenue; thence with the curve in
Daniel Avenue S. 14-46 E., 72.2 feet to an iron pin; thence continuing with said avenue
S. 0-04 W., 63.9 feet to an iron pin; thence continuing with said avenues S. 27-39 W., 44.6
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 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.

STATE OF SOUTH CAROLINA)
:
COUNTY OF GREENVILLE)

PERSONALLY appeared before me J. H. Howell and made oath that he saw the
within named The First National Bank of Greenville, S. C., as Administrator de bonis non, cum
testamenta annexo & Trustee of the Estate of John B. Marshall by its duly authorized officers,
F. F. Beattie, President, and H. J. Winn, Trust Officer, sign, seal, and as the act and deed
of said Bank deliver the within written deed and that he with R. P. Austin witnessed
the execution thereof.

SWORN TO before me this 12th
day of Sept., 1946.

J. H. Howell

R. P. Austin L.S.
Notary Public for S. C.