

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 testaments annexo and Trustee of the Estate of John B. Marshall

in the State aforesaid.  
in consideration of the sum of Two Hundred Seventy Five and No/100 (\$275.00) DOLLARS,

to it paid by J. D. Cartee

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 J. D. Cartee

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

on the Southern side of Easley Bridge Road, known and designated as Lot #130, Plat #4 of Camilla Park, near Greenville, South Carolina, which said Plat is recorded in the RMC's Office for Greenville County in Plat Book "M" at page 117, and having according to said plat the following metes and bounds, courses and distances to wit:

Beginning at an iron pin on the Southern side of Easley Bridge Road, 631.5 feet from the Southeastern intersection of Cole and Easley Bridge Roads, joint corner of Lots #129 and 130; and running thence along the joint line of said lots S 21-0 E. 329.7 feet to an iron pin, rear joint corner of said lots; thence N. 9-30 E. 16.0 feet to an iron pin; thence N. 30-0 E. 85.3 feet to an iron pin; thence N. 48-05 W. 175.4 feet to an iron pin in the line of Easley Bridge Road; thence along the line of Easley Bridge Road S. 54-23 W. 70 feet to the point of beginning.

This lot is sold subject to any Easement or Right of Way heretofore granted for power lines across this property.

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