

TITLE TO REAL ESTATE

KEYS PRINTING CO., GREENVILLE, S. C.

STATE OF SOUTH CAROLINA,
Greenville County.

KNOW ALL MEN BY THESE PRESENTS, That I, Esther C. Garren

in the State aforesaid

in consideration of the sum of Three Hundred and no/100 (\$300.00)

DOLLARS,

to me paid by M. F. Dean

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 M. F. Dean, his heirs and assigns forever:

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

known and designated as Lot No. 94, of Camilla Park Subdivision Map #2, according to plat of same made by W. J. Riddle, December, 1943, recorded in the Greenville County R. M. C. Office in Plat Book M, page 85, and according to said plat more particularly described as follows:

Beginning at an iron pin on the East side of Blythewood Drive, corner of Lot No. 93, shown on said plat, and running thence along Lot No. 93, 260.5 feet to iron pin; thence along rear of Lot No. 111, N. 6-42 W. 75 feet to an iron pin at joint corner of Lots Nos. 95 and 94; thence along line of Lot No. 95, S. 80-54 W. 249 feet to iron pin on East side of Blythewood Drive; thence along the East side of Blythewood Drive, S. 1-49 W. 80 feet to beginning corner.

The property herein conveyed is subject to the following restrictions:

1. The said land shall be used exclusively for residential purposes for white persons only and shall never be sold, rented or otherwise disposed of to any person wholly or partly of African descent.
2. No building shall be erected on said lot costing less than the sum of \$1,000.00.
3. 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. The First National Bank of Greenville, S. C. as Administrator de bonis non cum testamenta annexo and Trustee of the Estate of John B. Marshall 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. No surface closet nor cess pool shall ever be maintained on said land but only septic tanks or other sanitary sewerage.
6. No use shall be made of said lot which would constitute a nuisance to the adjoining lot owner.

The above described land is part of the same conveyed to me by The First National Bank of Greenville, S. C. as Administrator de bonis non cum testamenta annexo and Trustee of the Estate of John B. Marshall on the 22nd day of September 1945, said deed being recorded in the Office of Register of Mesne Conveyance for Greenville County, S. C. in Deed Book 281, at page 50.