

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 consideration of the sum of Nine Hundred Fifty and No/100 (\$950.00)
in the State aforesaid

to is paid by James H. Edwards

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 James H. Edwards

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 #30 and 31 of 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 #30: BEGINNING at an iron pin on the West side of the White Horse Road, which iron
pin is 207 feet North of the Northwestern intersection of White Horse Road with Cole Road, joint
corner of Lots #30 and 31, running thence along the joint line of said lots S. 66-15 W. 210 feet
to an iron pin, rear joint corner of said lots; thence N. 23-45 W., 80 feet to an iron pin, rear
joint corner of Lots #29 and 30; thence along the joint line of said lots N. 66-15 E., 210 feet
to an iron pin in the line of White Horse Road, thence along the Western side of White Horse Road
S. 23-45 E., 80 feet to the point of beginning.

LOT #31: BEGINNING at an iron pin on the West side of White Horse Road, 127 feet North
of the Northwestern intersection of White Horse and Cole Road, joint corner of Lots #31 and 32,
thence along the joint line of said lots S. 66-15 W., 210 feet to an iron pin, rear joint corner
of said lots; thence N. 23-45 W., 80 feet to an iron pin, rear joint corner of Lots #30 and 31,
thence along the joint line of said lots, N. 66-15 E., 210 feet to an iron pin in the line of
White Horse Road; thence along the West side of White Horse Road, S. 23-45 E., 80 feet to the
point of beginning.

ALSO: ALL that certain piece, parcel or lot of land situate in Greenville Township,
Greenville County, South Carolina, on the North side of Cole Road and designated as Lot #107
of Plat #4, Camilla Park, a plat of which is recorded in the R. M. C.'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 North side of Cole Road which iron pin is 434.6 feet
West of the Northwestern intersection of Cole and White Horse Roads, joint corner of Lots #107
and 108 and running thence along the joint line of said lots N. 3-15 E., 349.3 feet to an iron
pin, rear joint corner of said lots; thence S. 88-49 E. 22.4 feet to an iron pin; thence S.
23-38 E., 392.9 feet to an iron pin in the line of Cole Road, thence along the Northern side
of Cole Road N. 86-45 W., 200 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.