

TITLE TO REAL ESTATE

KEYS PRINTING CO., GREENVILLE, S. C.

THE STATE OF SOUTH CAROLINA,  
County of Greenville

KNOW ALL MEN BY THESE PRESENTS, That We E. E. Mullinax and Sadie Mullinax

.....in the State aforesaid,  
.....in consideration of the sum of  
Four Hundred No/100 (\$400.00), Dollars

to us .....in hand paid  
at and before the sealing of these presents by J. H. Estes

(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. H. Estes, his heirs - and Assigns for ever and ever.

All that piece, parcel or lot of land in Greenville Township, Greenville County, State of South Carolina,  
known and designated as lot No. 76 of Camilla park No. 2, property of John B. Marshall's Estate,  
the said plat being recorded in the RMC office for Greenville, County, in Plat Book "M" at page  
85 and having according to said plat the following metes and bounds, courses and distances to  
wit;

Beginning at and iron pin on the East side of Flora Avenue, which iron pin is 471 feet in a  
Northerly direction from the North-East intersection of welcome and Flora Avenue Joint corners  
of Lots Nos 76 and 77; thence along the lines of said lots S 80-44 E. 200 feet to an iron pin,  
rear joint corners of said lots; thence along the joint lines of lots No. 76 and 83 N 9-16 E. 80  
feet to an iron pin, rear joint corners of lots Nos. 75 and 76; thence along the joint line of  
said lots N 80-44 W, 200 feet to an iron pin in the line of Flora Avenue; thence along the East-  
ern side of Flora Avenue S 9-16 W. 80 feet to the point of beginning.

This property is sold and conveyed 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 other wise disposed of to any persons wholly or partly of  
African descent.
2. No building shall be erected near the front line of said lot than 30 ft.  
✓ No Building shall be erected on said lot costing less than the sum of \$1.000.00.
- 4- The Grantor, reserves unto it self, its successors, the right to Authorize the placing, main-  
taining said repairs 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.