

State of South Carolina }  
 County of Greenville }  
 Know all men by these presents, That Title Guaranty and Trust Company, a corporation chartered under the laws of said State and having its principal place of business in the City of Greenville in said County and State), as Trustee, in consideration of the sum of ten dollars (\$10.00) to it in hand paid at and before the sealing of these presents by R. A. Lumsford (the receipt whereof is hereby acknowledged) and for other good and valuable considerations, has granted, bargained, sold and released and by these presents does grant, bargain, sell and release unto the said R. A. Lumsford, all that certain lot, piece, or parcel of land situate, lying and being in the State of South Carolina, in Greenville County and Township, known and designated as lot numbered forty (40) of "Camilla Park", as shown on map No. one (1) thereof, made by Dalton & Nevers for Title Guaranty and Trust Company, dated December, 1927, and having, according to said plat, the following metes and bounds, to-wit: Beginning at a stake on the Southeast side of the Easley Bridge Road eighty (80) feet Southward from the South corner of said road and Beatrice Street (said stake being on the west corner of lot number thirty-nine), and running thence along said Easley Bridge Road S. 56° 30' W. eighty (80) feet to a stake on the North corner of lot number forty-one (41); thence with line of last mentioned lot S. 33° 30' E. one hundred and ninety-two (192) feet to a stake on a twenty foot (20) alley; thence along said alley N. 55° 15' E. eighty (80) feet to a stake on rear corner of lot number thirty-nine; thence with line of last mentioned lot N. 33° 30' W. one hundred and ninety-one (191) feet to the beginning corner. This is a portion of the land conveyed to this grantor by M. J. Looper and Mrs. Camilla G. Looper by deed dated March 24, 1926, and recorded in the office of the Register of Messrs. Conveyances for said County and State in Deed Book 112, at Page 190; these presents being executed in accordance with the terms of said trust deed.

Together with all and singular the Rights, Members, Hereditaments and appurtenances to the said premises belonging or in anywise incident or

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appertaining.  
 To Have and to hold all and singular the premises before mentioned unto the said R. A. Lumsford, his heirs and assigns forever, subject, however, to the following restrictions and conditions, to-wit:  
 (1) Said land shall be used exclusively for residential purposes for white persons only (except as to servants of occupants) and shall never be sold, rented or otherwise disposed of to any person wholly or partly of African descent, nor used in any manner which may render neighboring property less desirable for residential purposes, nor shall any store or other business building or enclosure or hotel or apartment house be erected or used thereon.  
 (2) Said lot shall not be subdivided prior to January 1, 1950, without the written consent of this grantor, nor shall any building be erected thereon prior to said date, until plans and specifications therefor shall have been approved by this grantor. No part of any building shall be less than thirty (30) feet from the front line of said lot, nor less than ten (10) feet from either side line of said lot, nor less than five (5) feet from the back line of said lot. Only one dwelling, with its appurtenant buildings shall be erected on said lot.  
 (3) The grantor reserves to itself and its successors the right to authorize the placing, maintaining, repairing and replacing of gas, water and sewer pipes, telephones, telegraph, light and power lines, and any other instrument of public utility over or under any street, alley, park or lot at any time, without compensation to any lot owner, except that the premises shall be left in as good condition as before.  
 (4) No surface, closet or cesspool shall ever be used on said land; but only septic tanks or other sanitary sewers; and all occupants of said land shall be governed by such reasonable sanitary rules and regulations as may be adopted from time to time by a majority of the owners of lands in said Camilla Park.  
 (5) The said grantor shall pay all taxes and assessments for the year 1929.  
 The purchase price of said land has been reduced materially because of the foregoing restrictions, which are not conditions subsequent, but are to be deemed covenants running with the land  
 (Over)