

TITLE TO REAL ESTATE

WALKER, EVANS & COGSWELL CO., CHARLESTON, S. C. 97307

STATE OF SOUTH CAROLINA, }  
Greenville County.

KNOW ALL MEN BY THESE PRESENTS, That 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

in the State aforesaid.

in consideration of the sum of One Hundred Fifty (\$150.00)----

DOLLARS.

to it paid by T. J. Phillips

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 T. J. Phillips

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 having the following metes and bounds, to-wit: BEGINNING at an iron pin at the Northwest intersection of the White Horse Road and a County Road leading from the White Horse Road to the Easley Bridge Road and running thence with the White Horse Road N. 4-30 W. 70 feet to an iron pin; thence N. 88-10 W. 206.6 feet to an iron pin; thence S. 1-35 E. 69.9 feet to an iron pin on said County Road; thence with said County Road, S. 88-10 E. 210 feet to the beginning corner. And being a part of a tract of land containing 243.15 acres, conveyed to 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 by deed dated December 22, 1933 and recorded in R. M. C. Office for Greenville County in Deed Book, Vol. 173 at page 20.

This lot is 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 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 on said lot nearer the front line of said lot than 30 feet nor nearer than ten feet from either side line or nearer than five 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 use shall be made of said lot which would constitute a nuisance to the adjoining lot owner.

# 17 - J/132