

STATE OF SOUTH CAROLINA,

Greenville County

KNOW ALL MEN BY THESE PRESENTS, That I, H. L. Baumgardner

in the State aforesaid,

in consideration of the sum of

\$2850.00

Dollars

to me in hand paid

at and before the sealing of these presents by V Bessie Mae B. Durham

(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

Bessie Mae B. Durham her heirs and assigns

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

lying and being on the East side of Mary St. and known and designated as Lot No. 70 on Map 1 of Camilla Park recorded in Plat Book "G" at page 225 and having the following metes and bounds, to wit:

BEGINNING at an iron pin on Mary Street, corner of Lots 70 and 71, and running thence with joint line of said lot, N. 68-02 E. 202.7 feet to an iron pin on a 20 foot alley; thence with said alley, S. 18-32 E. 67.95 feet to an iron pin corner of Lot 69; thence with joint line of lots 69 and 70 S. 68-00 W. 200 feet to an iron pin on Mary St. thence with said Mary St. N. 20-45 W. 68 feet to the beginning corner.

This 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 ten feet from either side line or nearer than five feet from the rear line of said lot.
- 4- The Grantor reserves to itself and its successors the right to authorize them 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 poll 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.

This being the same property conveyed to me by The First National of Greenville, S. C. as Adm. de bonis non, cum testamenta annexo and as Substituted Trustee of the Est. of John B. Marshall and recorded in R. M. C. office for Greenville County in Vol. 234, page 81, dated June 5th, 1941.