

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 E. Marshall

.....in the State aforesaid,
.....in consideration of the sum of
Three Hundred and no/100, (\$300.00)..... Dollars

to it.....in hand paid
at and before the sealing of these presents by.....
Etoyle Q. Dorn

(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
Etoyle Q. Dorn

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

known and designated as Lot #46 on Flora Ave., as shown by plat #1 of the Camilla Park sub-division, made by Dalton and Neves, December 1927, and recorded in the R. M. C. Office for Greenville County, S. C., in Plat Book G at page 225, and according to said plat, more particularly described as follows:

Beginning at an iron pin on the north side of Flora Ave., at joint corner of lots #46 and #47, which iron pin measures 160 feet, southwest from the northwestern intersection of Flora Avenue and Beatrice Street, and running thence along line of lot #47, N. 33-30 W. 192.2 feet to iron pin on the south side of a 20 foot alley; thence along the south side of said alley S. 55-53 W. 80 feet to an iron pin at rear joint corner of lots #45 and #46; thence along line of lot #45 S. 33-30 E. 192.2 feet to iron pin on the north side of Flora Avenue; thence along Flora Avenue N. 55-53 E. 80 feet to the point of beginning.

The within conveyance 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 of African descent.
2. That no building shall be erected on said lots costing less than \$1000.00
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 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 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.