

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  
Two hundred seventy five and no/100 Dollars

to them .....in hand paid  
at and before the sealing of these presents by J. M. Ramey

(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. M. Ramey

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, known and designated as lot #24, shown on plat designated as "part of tract #2 of the Estate of John B. Marshall," made by Dalton & Neves October 1939, recorded in the Greenville County R. M. C. Office in Plat Book J pages 132-133, and according to said plat more particularly described as follows:

BEGINNING at an iron pin on the west side of the White Horse Road, corner of lot #25, shwon on said plat, running thence along west side of said White Horse Road N. 23-45 W. 80 ft. to iron pin, corner of lot #23 shown on said plat; thence along line of lot #23 S. 66-15 W. 210 ft. to iron pin at rear corner of lot #23; thence S. 23-45 E. 80 ft. to iron pin at rear corner of lot #25; thence along line of lot #25 N. 66-15 E. 210 ft. to the beginning corner.

The property herein conveyed 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 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 10 feet from either side line or nearer than 5 feet from the rear line of said lot.
4. That the Grantor reserves to itself and its successors the right to authroize 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.

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

Personally before me appeared Lucia M. Meares and made oath that she saw the within named 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 its duly authorized officers, F. F. Beattie, President and W. R. Cely, Trust Officer, sign, seal and as the act and deed of said Bank deliver the within written deed, and that she with Margaret H. Spencer witnessed the execution thereof.

Sworn to and subscribed before me  
this 29 day of May, 1944.  
Margaret H. Spencer L. S.  
Notary Public for South Carolina



Lucia M. Meares