

TITLE TO REAL ESTATE

KEYS PRINTING CO., GREENVILLE, S. C.

STATE OF SOUTH CAROLINA,  
Greenville County.

KNOW ALL MEN BY THESE PRESENTS, That We, G. W. Swindle, Jr., and Nora Lee L. Swindle

\_\_\_\_\_ in the State aforesaid.  
in consideration of the sum of One Thousand Seven Hundred (\$1,700.00)  
\_\_\_\_\_ DOLLARS,

to us paid by J. L. Masters

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 J. L. Masters

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

at the Northwest intersection of Flora Avenue and Beatrice Street, near the City of Greenville, being known and designated as Lot No. 48 of Camilla Park as shown on plat recorded in the R.M.C. Office for Greenville County, S. C., in Plat Book G at Page 225, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin at the Northwest intersection of Flora Avenue and Beatrice Street, and running thence with Beatrice Street N. 33-30 W. 192.2 feet to an iron pin on a 20 foot alley; thence with said alley S. 55-53 W. 80 feet to an iron pin corner of Lot No. 47; thence with line of Lot No. 47 S. 33-30 E. 192.2 feet to an iron pin on Flora Avenue; thence with Flora Avenue, N. 55-53 E. 80 feet to the beginning corner.

And Also all that piece parcel or lot of land in Greenville Township, Greenville County, State of South Carolina, on the North side of Flora Ave., known and designated as lot #47 as shown by plat of Camilla Park Sub-division, made by Dalton & Neves, Dec. 1927, recorded in the Greenville County R.M.C. Office in Plat Book G page 225, and according to said plat more particularly described as follows:

BEGINNING at an iron pin on the north side of Flora Ave., corner of lot #48 shown on said plat, which iron pin measures 80 ft. west from the northwestern intersection of Beatrice St., and Flora Ave., and running thence along line of lot #48 N. 33-30 W. 192.2 ft. to iron pin on south side of 20 foot alley shown on said plat, thence along said alley S. 55-53 W. 80 ft. to iron pin at rear corner of lot #46; thence along line of lot #46 S. 33-30 E. 192.2 ft. to iron pin on the north side of Flora Ave., thence along the north side of Flora Ave., N. 55-53 E. 80 ft. to the point of beginning.

This lot is subject to the following restrictions:

1. That said land shall be used exclusively for residential purposes for white persons only and that the said land shall never be sold, rent 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 ft., nor nearer than 10 ft. 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.

The first described lot was conveyed to G.W.Sindle, Jr., by C. D. Sauls by deed recorded in Vol. 270 at Page 210; the second described lot was conveyed to Nora Lee L. Swindle by First National Bank of Greenville, S. C. Trustee, etc., by deed recorded in Vol. 265 at Page 404.