

TITLE TO REAL ESTATE

KEYS PRINTING CO., GREENVILLE, S. C.

STATE OF SOUTH CAROLINA,
Greenville County.

KNOW ALL MEN BY THESE PRESENTS, That The First National Bank of Greenville, South Carolina, as
Administrator de bonis non, cum testamento annexo and Trustee of the Estate of John B. Marshall

.....in the State aforesaid.....
in consideration of the sum of Three Hundred Fifty (\$350.00)

.....DOLLARS,

to it paid by J. M. Summey,

.....
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. M. Summey

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

located on the Eastern side of Flora Avenue, and designated as Lots No. 69 and 70 of Map No. 2
of Camilla Park, property of John B. Marshall Estate, a plat of which is recorded in the R. M. C.
Office for Greenville County, in Plat Book M, at page 85, and having, according to said plat,
the following metes and bounds, courses and distances, to-wit:

LOT NO. 69: BEGINNING at an iron pin on the East side of Flora Avenue, which iron pin is 170
feet North of the Northeastern intersection of Flora and Daniel Avenues, joint corner of Lots No.
69 and 70; thence along the joint line of said lots, S. 80-1/4 E. 345.5 feet to an iron pin in
the line of Camilla Park; thence N. 9-27 E. 98.7 feet to an iron pin, rear joint corner of Lots
No. 68 and 69; thence along the joint line of said lots, N. 80-1/4 W. 339 feet to an iron pin in
the line of Flora Avenue; thence with the Eastern side of Flora Avenue, S. 19-08 W. 90 feet to
the point of beginning.

LOT NO. 70: BEGINNING at an iron pin on the Eastern side of Flora Avenue, which iron pin is
80 feet North of the Northeastern intersection of Flora and Daniel Avenues, joint corner of Lots
No. 70 and 71; thence along the joint line of said lots, S. 80-1/4 E. 379 feet to an iron pin in
the line of Camilla Park; thence N. 11-03 W. 96 feet to an iron pin, rear joint corner of Lots
No. 69 and 70; thence along the joint line of said lots, N. 80-1/4 W. 345.5 feet to an iron pin
in the line of Flora Avenue; thence along the Eastern side of Flora Avenue, S. 9-01 W. 90 feet
to the point of beginning.

The within 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 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 authorize the placing,
maintaining, and repairing of any and all public utilities in the streets without compensa-
tion 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.