

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 testamenta annexo and Trustee of the Estate of
John B. Marshall.

in the State aforesaid
in consideration of the sum of Six Hundred Fifty --- (\$650.00) -----

DOLLARS,

to it paid by Charles H. Hopkins,

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

Charles H. Hopkins

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

on the Northeastern side of Yown Road, and designated as Lots No. 140 and 141 of Plat No. 4,
Camilla Park, near the City of Greenville, which said plat is recorded in the R. M. C. Office
for Greenville County, in Plat Book M, at page 117, and having, according to said plat, the
following metes and bounds, courses and distances, to-wit:

LOT NO. 140: BEGINNING at an iron pin on the Northeastern side of Yown Road, which iron
pin is 704 feet in a Northwesterly direction from the Northeastern intersection of Easley
Bridge Road and Yown Road, joint corner of Lots No. 139 and 140; thence along the joint
line of said lots, N. 34-08 E. 596.1 feet to an iron pin, rear joint corner of the said lots;
thence along the line of the Estate of M. D. Earle property, N. 23-10 W. 397 feet to an iron
pin, rear joint corner of Lots No. 140 and 141; thence along the joint line of said lots,
S. 18-10 W. 851.2 feet to an iron pin in the line of Yown Road; thence along the North-
eastern side of Yown Road, S. 60-20 E. 100 feet to the point of beginning.

LOT NO. 141: BEGINNING at an iron pin on the Northeastern side of Yown Road, which iron
pin is 804 feet in a Northwesterly direction from the Northeastern intersection of Easley
Bridge Road and Yown Road, joint corner of Lots No. 140 and 141; thence along the joint
line of said lots, N. 18-10 E. 851.2 feet to an iron pin, rear joint corner of said lots;
thence along the line of the Estate of M. D. Earle property, N. 23-10 W. 120 feet to a red
o. stump; thence S. 69-13 W. 291.3 feet to an iron pin, rear joint corner of Lots No.
140 and 142; thence along the joint line of said lots, S. 3-05 W. 790.6 feet to an iron pin
in the line of Yown Road; thence along the Northeastern side of Yown Road, S. 75-36 E. 100
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 five feet from 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.