

TITLE TO REAL ESTATE

PROFENCE-JARRARD CO.-GREENVILLE 5657

THE STATE OF SOUTH CAROLINA,
County of Greenville

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
Five Hundred & no/100 (\$500.00)....., Dollars

to it paid by Robert L. Sisk..... in hand-paid
at and before the sealing of these presents by.....

.....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
Robert L. Sisk

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

All that certain parcel, piece or lot of land situate, lying and being near the City of Greenville, in the County of Greenville, State of South Carolina, located on the Southern side of Welcome Avenue, and designated as Lot No. 10, of Addition to Camilla Park No. 2, a plat of which is recorded in the R. M. C. 's office for Greenville County in Plat Book B, at Page 197, and having according to said Plat, the following metes and bounds, courses and distances, to-wit:

Beginning at an iron pin on the South side of Welcome Avenue, which iron pin is 700 feet in an Easterly direction from the Southeastern intersection of Welcome Avenue and White Horse Road, joint corner of Lots Nos. 9 and 10; thence with the joint line of said lots S. 14 E. 503 feet to an iron pin in the line of a ditch; thence along the ditch N. 57-0 E. 115 feet to an iron pin; thence N. 15-0 W. 495 feet to an iron pin in the line of Welcome Avenue; thence along the Southern side of Welcome Avenue S. 59-30 W. 99.4 feet to the point of beginning.

It is understood and agreed that upon the delivery of the said deed to the said purchaser the following restrictions will be incorporated in said deed and binding upon said purchaser.

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 near the front line of said lot than 30 feet nor nearer than ten 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.