

D.B. Traxler

DEED TO

B. F. Edwards

STATE OF SOUTH CAROLINA,

COUNTY OF Greenville

KNOW ALL MEN BY THESE PRESENTS, That I, D.B. Traxler

in the State aforesaid

in consideration of the sum of

Twenty four hundred (\$2400.00)

DOLLARS,

to me

in hand paid

at and before the sealing of these presents by B. F. Edwards

(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

B. F. Edwards All that certain lot of land situate in the County and State aforesaid near the City of Greenville, being known as Lot No. 44 of Block "B" of Mountain View as shown on the map of the Mountain View Land Company, as surveyed by W.A. Adams, Feb. 1910, and recorded in the office of R.M.C. for Greenville County, State aforesaid, and having the following bounds, to wit: BEGINNING at a pin at the joint corners of lots Nos. 44 and 45 on Gridley Street, and running thence along the line of said lots in a Westerly direction one hundred forty three (143) feet to a pin on 10-foot alley; thence along said alley in a Southerly direction fifty (50) feet to a pin at the joint corners of lots Nos. 43 and 44; thence along the line of said lots in an Easterly direction One hundred forty three (143) feet to a pin on Gridley Street; thence along said Gridley Street fifty (50) feet to the beginning corner, and being the same lot of land conveyed to me by the Mountain View Land Company, by their deed dated Nov. 12th, 1910, and recorded in R.M.C. Office for County and State aforesaid in Vol. X.X.X. page 168.

This deed is subject to the following restrictions, which shall apply for a period of Twenty one years from date:

First: The property is not to be sold, rented, or otherwise disposed of to persons of African decent.

Second: No liquor or ardent spirits are to be sold on the property.

Third: No house shall be built on the lot herein described to cost less than one thousand dollars, but any person may use two or more lots, placing one residence thereon.

Fourth: No building shall be erected nearer the Street than the building line shown on said plat, which is fifteen feet.

Fifth: No use shall be made of the lot sold, or any part thereof which would constitute a nuisance or injure the value of any of the neighboring lots.

Sixth: That the layout of the lots as shown on said plat shall be adhered to, and no scheme of facing lots in any other direction than that shown on said plat shall be permitted.

Seventh: The right is reserved to lay and place or authorize the laying and placing of electric or other street car tracks, sewer, gas or water pipes, electric conduits or pipes, telephone or electric light poles, or any other work or instruments of public utility on or in any of the Streets of said property without any compensation to lot owner.

This deed provides that in the event of a violation by the purchaser of the first provision above, the title to the lot shall revert to the grantor, except as against lien creditors, and that in the event of a violation of any of the other provisions above the grantor shall have the right to enforce same by proper proceedings.