

THE STATE OF SOUTH CAROLINA,

COUNTY OF GREENVILLE.

KNOW ALL MEN BY THESE PRESENTS, That The South Carolina National Bank of Charleston

a corporation chartered under the laws of the State of United States of America and having its principal place of business at Charleston in the State of S.C. for and in consideration of the sum of

Ten & no/100 DOLLARS, and other valuable considerations

to it in hand duly paid at and before the sealing and delivery of these presents by the grantee hereinafter named (the receipt whereof is hereby acknowledged), has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto

A. F. Ballentine

All that certain piece, parcel or lot of land situated and being in the State and County aforesaid, and having the following metes and bounds to wit:

Beginning at a stake on the north side of Woodvale Avenue and running thence with said Avenue N 64-37 E. 68.7' to a stake; thence N 25-13 W. 220' to a stake; thence S 64-37 W. 69.3' to a stake; thence S 25-23 E. 220' to the point of beginning, and being lot no 215 of Traylor Park.

Subject, however, to the following restrictions:

1. No part of said lot shall be used for any purpose other than a single or multiple residence and out building properly appurtenant thereto.
2. No part of said lot shall be occupied by any person of the negro race except in the capacity of a servant.
3. Out buildings properly appurtenant to a residence shall be confined to the rear half of the lot upon which they are built unless they shall be integral to the residence to which they appertain.
4. No part of any residence may be built or extend nearer to the front property line of said lot than 35 feet.
5. No residence may be built upon any lot fronting upon Ryd Boulevard or Park Drive which shall have when completed, a reasonable value of less than \$4000.00, and no residence may be built upon any lot fronting upon Rock Creek Drive Woodvale Ave. or Mountain Ave. which shall have when completed a reasonable value of less than \$3500.00
6. No spirituous or malt liquor shall ever be manufactured or sold upon said lot.
7. These restrictions are imposed for the benefit of the grantor and may be modified by him when strict modification is deemed by him to be the best interest of all concerned.

TOGETHER with, all and singular, the rights, members, hereditaments and appurtenances to the said premises belonging or in anywise incident or appertaining. TO HAVE AND TO HOLD, all and singular, the premises before mentioned unto the grantee hereinafter named, and his heirs and assigns forever.

And the said granting corporation does hereby bind itself and its successors to warrant and forever defend all and singular the said premises unto the grantee hereinafter named, and his heirs and assigns, against itself and its successors, and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

In witness whereof the said granting corporation has caused its corporate seal to be hereunto affixed and these presents to be subscribed by its duly authorized officers Ernest Patton, Vice President and James F. Davenport, Cashier

on this the 24th day of September in the year of our Lord one thousand nine hundred and thirty five and in the one hundred and fifty six year of the Sovereignty and Independence of the United States of America.

Signed, Sealed and Delivered in the Presence of Mabel G. Lynn and James R. Zimmermann } The South Carolina National Bank of Charleston By Ernest Patton, Vice President and James F. Davenport, Cashier

S. C. Revenue Stamps Cancelled, \$ no stamps cents. Bank. U. S. " " See applicant Book page 178.

STATE OF SOUTH CAROLINA, County of Greenville } PERSONALLY appeared before me Mabel G. Lynn and made oath that she saw The South Carolina National Bank of Charleston, by its duly authorized officers, Ernest Patton, Vice President, James F. Davenport, Cashier a corporation chartered under the laws of the State of South Carolina sign, seal with its corporate seal, and as the act and deed of said corporation deliver the within written deed, and that she with James R. Zimmermann witnessed the execution thereof.

SWORN to before me, this 24th day of September A. D. 1935 } Mabel G. Lynn
James R. Zimmermann (SEAL.)
Notary Public for South Carolina.

Recorded September 24th 1935 at 5:10 o'clock, P M.

END OF DEED