

Whereas, by deed dated August 28th, 1937, Traxler Real Estate Company, a Corporation, of South Carolina, conveyed to I. A. Giles the lot of land hereinafter described, and said deed was lost without being recorded, and  
 Whereas it is desired to perfect the title of the said I. A. Giles to said lot, now therefore,

THE STATE OF SOUTH CAROLINA,  
 COUNTY OF GREENVILLE.

KNOW ALL MEN BY THESE PRESENTS, That Traxler Real Estate Company

a corporation chartered under the laws of the State of South Carolina and having its principal place of business at Greenville in the State of South Carolina for and in consideration of the sum of premises and the sum of ten DOLLARS,

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 I. A. Giles, his heirs

and assigns.

All that piece, parcel or lot of land in Greenville Township, Greenville County, South Carolina, in School District No. 8-CD, near the city of Greenville, known as lot number four on map of Lannean Drive Highlands made by Dalton & Neves, August, 1937, and having the following courses and distances according to said plat:

Beginning at an iron pin on the west side of Ponce de Leon Drive, corner of lot No. 1 and running thence S. 65-47 W. 160 feet to stake, corner of lot No. 30; thence with line of said lot N. 26-13 W. 50 feet to corner of lot No. 5; thence with line of said lot N. 65-47 E. 160 feet to iron pin on Ponce de Leon Drive; thence with said Drive S. 26-13 E. 50 feet to the beginning; being one of the lots conveyed to the grantor by O. K. Schwiers by deed dated August 28th, 1937, recorded in Book 199 page 500.

The plat above referred to is recorded in Plat Book D pages 288-289.

This conveyance is made subject to the following restrictions, which are imposed for the benefit of the grantor and may be modified by it when such modification is deemed by it to be for the best interest of all concerned.

1. This property is for residential purposes only.
2. No residence shall be erected on said property to cost less than \$4000.
3. Said property shall never be sold, rented or otherwise disposed of to any person or persons having any percentage of Negro blood.
4. No building of any kind shall be erected nearer to the street than 35 feet or nearer than 5 feet of any property line.
5. Nothing that constitutes a nuisance or injury to others' property shall be permitted.
6. Grantor reserves the right to place along the streets and alleys on which said lot abuts, sewer pipes, electric wires, car tracks and any pipes or lines for public utilities without compensation to the grantee or his heirs or assigns.
7. No whiskey or intoxicating beverages shall be sold on the property.
8. On all business property no building is to be erected except of either stone, brick or fireproof construction.
9. Grantee agrees to pay taxes for the year 1937 and 1938.
10. No surface toilets to be used on the property.

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 (R.) hereinafore 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 (R.) hereinafore 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

on this the 27th day of May in the year of our Lord one thousand nine hundred and thirty-eight and in the one hundred and fifty x year of the Sovereignty and Independence of the United States of America.

Signed, Sealed and Delivered in the Presence of

Julia D. Charles  
Anna M. Beaty

Traxler Real Estate Company (SEAL)

By D. B. Traxler, President.  
 and M. G. Traxler, Vice President.

S. C. Revenue Stamps Cancelled, \$ 2.00 cents. For true consideration See Affidavit Book 3, page 28

STATE OF SOUTH CAROLINA,  
 County of Greenville

PERSONALLY appeared before me Julia D. Charles and made oath that he saw D. B. Traxler, as President, and M. G. Traxler as Vice President,

of Traxler Real Estate Company 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 he witness the execution thereof.

Anna M. Beaty

SWORN to before me, this 27th day of May A. D. 1938  
Anna M. Beaty (SEAL)  
 Notary Public for South Carolina.

Recorded May 27th 1938 at 9:55 o'clock, A. M. BY: E. G.

END OF DEED