

STATE OF SOUTH CAROLINA, }

County of Greenville.

KNOW ALL MEN BY THESE PRESENTS, That Traylor 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 Two hundred Ninety and no/100 (\$290.00) 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

Mildred Sharin Cain

All that piece, parcel or lot of land in Greenville Township, Greenville County, South Carolina known as Lot No. 57 on plat of Country Club Estates according to survey and plat of Dalton & Neud, October, 1926, said plat recorded in R. M. C. O. for Greenville County, in Plat Book 8, pages 190-191, said lot having the following courses and distances according to said plat:

Beginning at an iron pin on Sylvan Drive, joint corners of lots 57 and 58 and running thence with line of lot 58 N. 23-22 W. 153 feet; thence S. 66-38 W. 50 feet to corner of lot No. 56; thence with line of Lot No. 56 S. 23-22 E. 175 feet to Sylvan Drive; thence with Sylvan Drive N. 21-06 E. 54.5 feet to beginning corner.

Grantor agrees to pay taxes for the year 1937.

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 to the best interest of all concerned:

(1) Said property shall be used exclusively for residential purposes.

(2) No building of any kind shall be erected nearer to the street than 35 feet.

(3) The property herein conveyed shall never be sold, rented, or otherwise disposed of to any person or persons having any percentage of negro blood.

(4) No dwelling shall be erected on said property costing less than three thousand Dollars (\$3,000.00) This shall not apply to outbuildings appurtenant to a dwelling.

(5) It is understood and agreed that the grantor reserves the right to place along the street and alleys on which said lot abuts, sewer pipes, electric wires, or car tracks and any lines or pipes for public utilities without compensating the grantee or heirs or assigns.