

STATE OF SOUTH CAROLINA,

County of Greenville.

KNOW ALL MEN BY THESE PRESENTS, That Traylor Real Estate Corporation

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 One cash no 1100.00 DOLLARS,

and other valuable considerations to it in hand ~~paid~~ paid at and before the sealing and delivery of these presents by the grantee... hereinafter named (the receipt whereof is hereby acknowledged) has granted, ~~conveyed~~ sold and released, and by these presents does grant, bargain, sell and release unto H. B. Dennis and Lucille Dennis

All that piece, parcel or tract of land in Greenville Township, Greenville County, South Carolina, known and designated as Lot No 58 on Plat of Country Club Estates made by Dalton and Nevers, Engineers, October 1926, recorded in R. M. C. Office, Plat Book 8 pages 190 and 191 and having the following courses and distances according to said plat:

Beginning at an iron pin on Sylvan Drive joint corner of Lots 58 and 59, running thence with line of Lot 59 N. 23.30 W. 119.7 feet; thence S. 66.38 W. 50 feet to corner of Lot No. 57; thence with line of Lot 57 S. 23.30 E. 153 feet to Sylvan Drive; thence with Sylvan Drive N. 32.12 E. 60.5 feet to beginning corner.

It is agreed that the grantee is 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 outbuilding appurtenant to a dwelling.

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