

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 S.C. for and in consideration of the sum of Four hundred, ninety and no/100 (490.00) 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 V. E. Johnson

A certain lot or tract of land known as Lot No. 12 on plat of property of Country Club Estates, made by Dalton and News, October 1926, recorded in Plat Book 8, pages 190 and 191, and having a frontage on Douglass Drive of 50 feet, and running back in parallel lines 150 feet.

The above described land is the same conveyed to Traylor Real Estate Company by Hazel B. Cleveland by deed dated May 3rd, 1937, and recorded in book 196, page 230 R. M. C. O. for Greenville County.

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, or car tracks and any lines of pipes for public utilities without compensating the grantee or his heirs or assigns.

Grantee agrees to pay the taxes for the year 1937.

For value received I hereby release, relinquish and forever discharge the within described lot from the lien of the mortgage for \$2160.00 executed to me by Traylor Real Estate Company May 3rd, 1937, and recorded in R. M. C. O. for Greenville County, S. C. in Book 268 page 27.

In witness whereof I have hereunto set my hand and seal at Greenville, S. C. this 8th day of July 1937.

In presence of:
Henry Fairchild
Ruth Vaughan

Hazel B. Cleveland (S. S.)

State of South Carolina
County of Greenville

Personally appeared before me Henry Fairchild who on oath says that he saw Hazel B. Cleveland sign, seal and as her act and deed deliver the foregoing release, and that he with Ruth Vaughan witnessed the execution thereof.

Sworn to before me this 12th day of July 1937
V. E. Johnson (deed)