

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 Ten DOLLARS and other valuable consideration

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

Samuel A. Dean.

All that piece, parcel or lot of land in Greenville Township, Greenville County, State of South Carolina, near the City of Greenville known as Lot No. 8 on map of Lanneau 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. 7 and running thence S. 63-47 W. 160 feet to corner of Lot No. 26; thence with line of said lot N. 26-13 W. 50 feet to corner of Lot No. 9; thence with line of said Lot N. 63-47 E. 160 feet to iron pin on Ponce de Leon Drive; thence with said Drive S. 26-13 E. 50 feet to the beginning corner.

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. This property is for residential purposes only.
2. No residence shall be erected on said property costing less than \$4000.00
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 of any kind 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 lines or pipes for public utilities without compensating the grantee or their 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 stone, brick or fireproof construction.
9. Grantee is to pay the taxes for the year 1937.