

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 Two Hundred, Ninety and no/100 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

Nelle B. Ashmore

All that piece, parcel or lot of land in Greenville Township, Greenville County, State of South Carolina, in School District B-C, known as Lot No. 141 on Plat of Country Club Estatesq. recorded in office of R. M. C. for Greenville County in Plat Book G, pages 190 and 191 and having the following courses and distances according to said plat:

Beginning at an iron pin on the North side of Park Lane Drive at corner of Lot 140 and running thence with line of said lot N. 16-13 W. 141.2 feet to iron pin corner of Lot No. 130; thence with line of said lot N. 73-43 E. 50 feet to iron pin corner of Lot 142; thence with line of said lot S. 16-13 E. 145.4 feet to iron pin on Park Lane Drive; thence with line of said drive S. 78-25 W. 50.2 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 to cost less than \$2500.00.
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 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 other's property shall be permitted.
6. Grantor reserves the right to place along the streets and alleys on which said lot abuts, also along any property line sewer pipes, electric wires, car tracks and any lines or pipes for public utilities without compensating the grantee or her heirs or assigns, and with right of ingress and egress without trespass.
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 is to pay the taxes for the year 1937.