

TITLE TO REAL ESTATE

WALKER, EVANS & COGSWELL CO., CHARLESTON, S. C. 97307

STATE OF SOUTH CAROLINA, }
Greenville County.

KNOW ALL MEN BY THESE PRESENTS, That I, Mary G. Traxler,

in the State aforesaid

in consideration of the sum of fifty five hundred no/100

DOLLARS,

to me paid by G. D. Stapleton and Lula M. Stapleton,

in the State aforesaid, the receipt whereof is hereby acknowledged, have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release, unto the said G. D. Stapleton and Lula M. Stapleton,

all that piece, parcel or lot of land in Greenville Township, Greenville County, State of South Carolina.

in School District No. 8-G, known as lot number nineteen on plat of Country Club Estates, recorded in R. M. C. O. for said 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 Douglass Drive, corner of lot No. 18, and running thence with said lot N. 23-30 W. 150 feet; thence N. 66-38 E. 50 feet to corner of lot No. 20 1/2 thence with line of said lot S. 23-30 E. 150 feet to Douglass Drive; thence with Douglass Drive S. 66-38 W. 50 feet to the beginning.

This conveyance is made subject to the following restrictions, which are imposed for the benefit of the grantor and may be modified by her when it is deemed 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 \$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 streets and alleys on which said lot abutts, sewer pipes, electric wires, car tracks and any lines or pipes for public utilities without compensation to the grantees or their heirs or assigns.