

THE STATE OF SOUTH CAROLINA,  
County of Greenville.

KNOW ALL MEN BY THESE PRESENTS, That I, Lafayette L. Jarrard, of Greenville, S. C.

..... in the State aforesaid,  
..... in consideration of the sum of  
Ten dollars and other valuable considerations. DOLLARS

to me ..... in hand paid  
at and before the sealing of these presents by  
Ruby M. Eskew,

(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  
Ruby M. Eskew.

All that certain piece, parcel or lot of land situate, lying and being in the  
County and State aforesaid, in Greenville Township, on the south side of Byrd Boulevard, and  
being known and designated as Lot No. 157, Block "A" of Traxler Park, as recorded in Plat Book  
"F" at page 114, and having according to said plat the following metes and bounds, to-wit:

Beginning at a stake on the south side of Byrd Boulevard, corner of Lot No. 158,  
and running thence with Byrd Boulevard, S. 64-36 E. 75 feet to corner of Lot No. 156; thence with  
line of said lot S. 29-32 W. 261.1 feet to stake in line of Lot No. 105; thence with line of Lots  
Nos. 105 and 104, N. 54-08 W. 60 feet to corner of Lot No. 158; thence with line of said lot N.  
26-02 E. 249.4 feet to the beginning corner, said premises being same conveyed to me by South  
Carolina National Bank of Charleston, by deed dated September 26, 1935 and recorded in Book of  
Deeds "185" at Page 117, R. M. C. Office for Greenville County, S. C.

This deed is made, however, subject, to the following restrictions:

- (1) No part of said lot shall be used for any purpose other than a single or multiple residence and outbuildings properly appurtenant thereto.
- (2) No part of said lot shall be occupied by any person of the negroid races except in the capacity of a servant.
- (3) Outbuildings properly appertenant to a residence shall be confined to the rear half of the lot upon which they are built unless they shall be integral to the residence to which they appertain.
- (4) No part of any residence may be built or extend nearer to the front property line of said lot then 35 feet.
- (5) No residence may be built upon any lot fronting upon Byrd Boulevard or Park Drive which shall have when completed a reasonable value of less than \$4,000.00, and no residence may be built upon any lots fronting upon Rock Creek Drive, Woodvale Avenue or Mount Vista Avenue which shall when completed have a reasonable value of less than \$3,500.00.
- (6) No spirituous or malt liquor shall ever be manufactured or sold upon said lot.
- (7) These restrictions are imposed for the benefit of the grantor and may be modified by it when strict modification is desired by him to the best interest of all concerned.