

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 Four hundred ninety and no/100

DOLLARS,

to me paid by H. A. Jennings

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 H. A. Jennings

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

known as Lot No. 33 on plat of property of Country Club Estates made by Dalton and Neves, Engineers, October 1926, recorded in Plat Book G. pages 190 and 191, in the R. M. C. Office for Greenville County, having a frontage on Douglass Drive of 50 feet and running back in parallel lines 150 feet.

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 such modification is deemed by her 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 \$3000.00.
- (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 buildings 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 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 his 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 either stone, brick or fireproof construction.
- (9) Grantee is to pay taxes for the year 1938.