

STATE OF SOUTH CAROLINA, }

COUNTY OF GREENVILLE.

KNOW ALL MEN BY THESE PRESENTS, That The South Carolina National Bank of Charleston

a corporation chartered under the laws of the ~~State~~ United States of America and having its principal place of business at Charleston in the State of S. C. for and in consideration of the sum of Ten & no/100 DOLLARS, and other valuable considerations.

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 Annette G. Brown

All that certain piece, parcel or lot of land in the County and State aforesaid, on the South side of Mountivista Ave. and having the following metes and bounds, to wit:

Beginning at stake on the corner of lot No. 194 and running thence with Mountivista Ave. N. 64-37 E. 140' to a stake; thence with line of lot No. 197 S. 25-23 E. 190' to a stake; thence S. 64-37' W. 140' to a stake; thence with line of lot No. 194 N. 25-23 W. 190' to the point of beginning, and being lots Nos. 195 and 196 of Traxler Park.

Subject, however, 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 appertenant 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. Out buildings property appertenant to a residence shall be confined to the rear half of the lot upon which they are built unless they shall be intergal 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 than 35 ft.
 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 Ave. or Mountvista Ave. which shall when completed have a reasonable value of less than \$3500.
 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.
- The grantor herein expressly reserves to itself, its successors or assigns, a right-of-way and/or easement along the Western line thereof, across the lot #195 of land hereinabove described, for the purpose of laying and maintaining a water line across said lot of land.