

THE STATE OF SOUTH CAROLINA,
County of Greenville.

KNOW ALL MEN BY THESE PRESENTS, That I, R. M. Caine,

_____ in the State aforesaid,
_____ in consideration of the sum of

Twelve Hundred and no/100 _____ DOLLARS

to me _____ in hand paid
at and before the sealing of these presents by _____

E. F. Anderson

(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

E. F. Anderson

All those two certain pieces, parcels, or lots of land situated and being in the County and State aforesaid on Byrd Boulevard and being known and designated as lots #146 and #147, according to a plat of Traxler Park, which plat is recorded in Plat Book F, at pages 114 and 115, R. M. C. Office for Greenville County.

Subject however to the following restrictions:

1. No part of said lot shall be used for any purpose other than single or multiple residence and outbuildings properly appertenant thereto.
2. No part of said lot shall be occupied by any person of the negroid race except in the capacity of a servant.
3. Out buildings properly appertenant to a residence shall be confined to the rear half of the lot upon 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 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 \$4000 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 not 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.