

THE STATE OF SOUTH CAROLINA,  
County of Greenville.

KNOW ALL MEN BY THESE PRESENTS, That I, Mrs. Lena W. James

in the State aforesaid,  
in consideration of the sum of  
ONE HUNDRED TWENTY-FIVE & NO/100 (\$125.00) DOLLARS  
and assumption of mortgage hereinafter referred to

to me in hand paid  
at and before the sealing of these presents by H. W. Provence

(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. W. Provence

All that certain piece, parcel or lot of land situate and being in the County and State afore-  
said, on the North side of Woodvale Avenue and having the following metes and bounds, to-wit:

BEGINNING at a stake at the corner of lot No. 218 and running thence with Woodvale Avenue  
N. 64-37 E. 70' to stake; thence with line of lot 216 N. 25-23 W. 220' to a stake; thence S.  
64-37 W. 70' to a stake; thence with line of lot No. 218 S. 25-23 E. 220' to the point of the  
beginning, and being lot No. 217 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. 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 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 \$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.

The plat of Traxler Park above referred to is recorded in the R. M. C. Office for Greenville County, S. C., in Plat Book F, at pages 114 and 115.

The grantee assumes and agrees to pay that mortgage given by Lena W. James to J. W. Norwood, Jr. recorded in the R. M. C. Office for Greenville County, S. C., in Mortgages Volume 276, at page 220.