

TITLE TO REAL ESTATE

The State of South Carolina,
COUNTY OF GREENVILLE.

I, D. B. Traxler, holder of a contract of sale covering the within described property executed by Otto K. Schwiers, do hereby release the within described lot from any claim which I may have in or to it by virtue of said contract.

Witness my hand and seal this

26th. day of May, 1939.

In presence of: D. B. Traxler

R. E. Hughes

Marion Brawley, Jr.

State of South Carolina

County of Greenville

Personally appeared before me R. E. Hughes, who on oath says that she saw D. B. Traxler sign, seal and as his act and deed deliver the foregoing release, and that he with Marion Brawley, Jr. witnessed the execution thereof.

Sworn to before me this 26th. day May, 1939 R. E. Hughes

Marion Brawley, Jr.

Recorded May 31, 1939
at 5:13 P. M.

N.P.S.C. KNOW ALL MEN BY THESE PRESENTS, That I, O. K. Schwiers

in the State aforesaid

in consideration of the sum of Four hundred ninety and no/100

DOLLARS

to me

in hand paid, at and before the sealing of these presents by

C. E. Lavender and Tommie E. Lavender

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 C. E. Lavender and Tommie E. Lavender, their heirs and assigns.

All that certain lot of land in Greenville Township, Greenville County, State of South Carolina, near the corporate limits of city of Greenville, being known and designated as lot No. 37 on plat of Lanneau Drive Highlands, made by Dalton & Neves, Engineers, August 1937, recorded in R. M. C. Office for Greenville County, in plat Book D, pages 288-289, having the following metes and bounds according to said plat:

BEGINNING at a stake on the west side of Ottoway Drive, 150 feet from East Faris Road, at corner of ten foot alley and running thence with Ottoway Drive N. 26-13 W. 50 feet to stake at corner of lot No. 38; thence with line of lot No. 38 S. 63-47 W. 150 feet to stake in line of lot No. 43; thence with line of lot No. 43 S. 26-13 E. 50 feet to stake on ten foot alley; thence with said alley N. 63-47 E. 150 feet to beginning corner.

This conveyance is made subject to the following restriction, which are imposed for the benefit of the grantor and may be modified by it when such modification is deemed by it 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 to cost 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 building 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 street 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: Grantee is to pay taxes for the year 1939.