

TITLE TO REAL ESTATE

WALKER, EVANS & COGSWELL CO., CHARLESTON, S. C. 9523

THE STATE OF SOUTH CAROLINA, }
County of Greenville.

KNOW ALL MEN BY THESE PRESENTS, That I, O. K. Schwiers

.....in the State aforesaid,
.....in consideration of the sum of
Seven Hundred and Fifty No/100 DOLLARS

tome.....in hand paid
at and before the sealing of these presents by Ollie Macon Smithwick

(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
Ollie Macon Smithwick

All that tract of land near the corporate limits of the city of Greenville, Greenville County, South Carolina, in Tax District No. 8-GD, on the north side of East Lanneau Drive and being known as lot No. 69 on map of Lanneau Drive Highlands, made by Dalton & Neves, August, 1937, and having the following metes and bounds according to said plat:

BEGINNING at a stake on the north side of East Lanneau Drive at corner of lot No. 68, and running thence with line of lot No. 68 N. 13-45 W. 184 feet to stake; thence N. 62-50 E. 34 feet to stake; thence S. 26-13 E. 203.8 feet to stake on East Lanneau Drive; thence with East Lanneau Drive S. 81-33 W. 77.5 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 25 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 poles 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.

I, D. B. Traxler, holder of a contract of sale covering the within described property executed by O. 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 19th day of July, 1939.

In the presence of:

Anna M. Beaty.

D. B. Traxler (SEAL)

Ella E. Todd

STATE OF SOUTH CAROLINA,
COUNTY OF GREENVILLE.

Personally appeared before me Ella E. Todd, and made oath that she saw the within named D. B. Traxler, sign, seal and as his act and deed deliver the foregoing release, and that she with Anna M. Beaty witnessed the execution thereof.

Sworn to before me this 19th day of July, 1939.

Anna M. Beaty, (SEAL)

Ella E. Todd

N. P. S. C.