

THE STATE OF SOUTH CAROLINA, }
County of Greenville.

KNOW ALL MEN BY THESE PRESENTS, That I, Ruby B. Gilfillin

.....in the State aforesaid,
.....in consideration of the sum of
-----FOUR HUNDRED FIFTY & NO/100 -----(\$450.00)- DOLLARS

to me.....in hand paid
at and before the sealing of these presents by..... John Calvin Dodson, Jr.

(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

**** JOHN CALVIN DODSON, JR, his heirs and assigns forever:

All that tract piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, and in Greenville Township, on the south side of Woodvale Avenue and being known and designated as Lot No. 241 on Plat of the Sub-division known as "Traxler Park" and having the following metes and bounds, to wit:

BEGINNING at an iron pin on the South side of Woodvale Avenue, joint corner of Lots 240 and 241, and running thence along the line of said Avenue, N. 64-37 E. 70 feet to an iron pin, corner of Lot 242; thence along the line of said Lot 242, S. 25-23 E. 220 feet to an iron pin; thence S. 62-34 W. 70.05 feet to an iron pin, rear corner of Lot 240; thence along the line of said Lot 240, N. 25-23 W. 222.5 feet to the beginning corner.

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 appurtenant.
- (2) No part of said Lot shall be occupied by any person of the Negroid race, except in the capacity of a servant.
- (3) Outbuildings properly appurtenant to a residence shall be confined to the rear half of the lot upon which they are built ~~unless 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 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 \$4,000.00, and no residence may be built upon lots fronting upon Rock Creek Drive, Woodvale Avenue, or Mountavista Avenue, 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.