

TITLE TO REAL ESTATE

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

STATE OF SOUTH CAROLINA, }
Greenville County. }

KNOW ALL MEN BY THESE PRESENTS, That I, Ossie Balentine Johnson,

.....in the State aforesaid.....

in consideration of the sum of Ten and no/100

..... DOLLARS,

and other valuable considerations,

to me paid by G. H. Cleveland,

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 G. H. Cleveland

all that piece, parcel or lot of land in Greenville Township, Greenville County, State of South Carolina.

known as Lot #260, Traxler Park, as shown by plat made by R. E. Dalton, Engineer, March, 1923, recorded in Plat Book "F" at pages 114-115, in the R. M. C. Office for Greenville County, and being more particularly described as follows:

Beginning at an iron stake on the East side of Woodvale Avenue at the joint corner of Lots #259 and #260, and running thence N. 71-12 E. 70.5 feet to an iron stake at the joint corner of Lots #260 and #261; thence S. 25-23 E. 210 feet to an iron stake, joint corner of Lots #260, #261, #270, and #271; thence S. 71-12 W. 70.5 feet to an iron stake, joint corner of Lots #259, #260, #271, and #272; thence N. 25-23 W. 210 feet to an iron stake at the beginning corner.

Subject, however, to the following restrictions:

1. No part of said lot shall be used for any purposes other than a single or multiple residence and outbuildings properly appurtenant 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 appurtenant to a residence shall be confined to the rear half of the lot upon which they are build unless they shall be integral to the residence to which they are appurtenant.

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 \$4000.00, and no residence may be built upon any lots fronting upon Rock Creek Drive, Woodvale Avenue or Mountivista Avenue, which shall have when completed a reasonable value of less than \$3500.00.

6. No spiritous liquor 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 for the best interest of all concerned.