

TITLE TO REAL ESTATE

STATE OF SOUTH CAROLINA, }  
County of Greenville.

KNOW ALL MEN BY THESE PRESENTS, That Traxler Real Estate Company

a corporation chartered under the laws of the State of South Carolina and having its principal place of business at Greenville in the State of South Carolina, for and in consideration of the sum of ten (\$10.00) DOLLARS,

and other valuable considerations

to it in hand duly paid at and before the sealing and delivery of these presents by the grantee(s) hereinafter named (the receipt whereof is hereby acknowledged) has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto E. C. Goddard, Jr. and Louise

Brian Goddard

All that piece, parcel or lot of land situated in the County of Greenville, State of South Carolina, known and designated as Lot No. 21 of the property of H. L. S. Investment Company as shown on plat thereof recorded in the R. M. C. Office for Greenville County in Plat Book D, Page 225, and having, according to said plat, the following metes and bounds:

Beginning at an iron pin on the Southern side of West Tallulah Drive, joint corner of Lots Nos. 20 and 21, and running thence along the joint line of said lots S. 34-10 E. 199 feet to an iron pin; thence S. 55-30 W. 98.6 feet to an iron pin on a twenty foot road; thence with said road N. 10-41 E. 64.4 feet to an iron pin; thence continuing with said road, N. 36-40 W. 154 feet to an iron pin at the Southeastern intersection of West Tallulah Drive and said twenty-foot road; thence with West Tallulah Drive N. 55-50 E. 60 feet to the point of beginning.

Subject, however, to the following restrictions:

1. That no part of the property herein conveyed shall ever be used for the purpose of conducting a store or filling station thereon.
2. That a building line of not less than 40 feet be maintained for all lots fronting on Augusta Road and no dwelling house may be built thereon costing less than \$5,000.00.
3. That a building line of not less than 40 feet shall be maintained for all lots fronting on West Tallulah Drive, and no dwelling house shall ever be erected thereon costing less than \$3,000.00.
4. No part of the property herein conveyed shall ever be sold, or owned, directly or indirectly, by any person of African descent.