

TITLE TO REAL ESTATE

The State of South Carolina,
COUNTY OF GREENVILLE.

Whereas, on June 19, 1942 Traxler Real Estate Company purported to convey to the grantees herein the property hereinafter described and whereas, on March 31, 1941, Traxler Real Estate Company, a corporation, was dissolved and its assets were turned over to D. B. Traxler and David G. Traxler, a partnership, under the firm name of Traxler Real Estate Company,

Now, Therefore, in order to convey to the grantees the full title to this property in accordance with the original intention,

KNOW ALL MEN BY THESE PRESENTS, That we, D. B. Traxler and David G. Traxler, a partnership, under the firm name of Traxler Real Estate Company,

in the State aforesaid

in consideration of the sum of premises

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

E. C. Goddard, Jr. and Louise Brian Goddard

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 E. C. Goddard, Jr. and Louise Brian Goddard

All that piece, parcel or lot of land in Greenville Township, Greenville County, 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.

State of South Carolina,
County of Greenville

Renunciation of Dower.

I, G. H. Cleveland, a Notary Public, do hereby certify unto all whom it may concern, that Mrs. Julia P. Traxler, the wife of the within named David G. Traxler, did this day appear before me, and, upon being privately and separately examined by me, did declare that she does freely, voluntarily and without any compulsion, dread or fear of any person or persons whomsoever, renounce, release and forever relinquish unto the within named E. C. Goddard, Jr., and Louise Brian Goddard, their heirs and assigns, all her interest and estate, and also all her right and claim of dower of, in or to all and singular the premiees within mentioned and released. Given under my hand and seal, this 19th day of June, 1942. Mrs. Julia P. Traxler.

G. H. Cleveland Notary Public for S. C.