

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) & no/100 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 J. S. Jay and Ruth L. Jay,

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 Lanneau Drive Highlands, according to plat made by Dalton & Neves, Engineers, August 1937, and recorded in the R. M. C. Office for Greenville County in Plat Book "D", Pages 288-289, and having the following metes and bounds, to-wit:

Beginning at an iron pin at the Northeastern intersection of Lanneau Drive and Ottoway Drive, and running thence with Lanneau Drive N. 10-11 E. 39.5 feet to an iron pin joint corner of Lots Nos. 20 and 21; thence along the dividing line of said lots N. 63-47 E. 126.5 feet to an iron pin joint corner of Lots Nos. 20, 14, 13 and 21; thence along the dividing line of Lots Nos. 13 and 21 S. 26-13 E. 50 feet to an iron pin joint rear corner of Lots Nos. 22 and 21; thence along dividing line of said lots S. 63-47 W. 150 feet to a point on Ottoway Drive; thence with Ottoway Drive N. 26-13 W. 18.2 feet to the beginning corner.

This conveyance is made subject to the following restrictions, which are imposed for the benefit of O. K. Schwiers and may be modified by him when such modification is deemed by him 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 \$3,000.00.
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 35 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. O. K. Schwiers 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 pipes for public utilities without compensating the grantee or his heirs or assigns.
7. No whiskey or intoxicating beverages shall be sold on the property.