

TITLE TO REAL ESTATE

STATE OF SOUTH CAROLINA,  
County of Greenville.

KNOW ALL MEN BY THESE PRESENTS, That The South Carolina National Bank of Charleston

a corporation chartered under the laws of ~~Massachusetts~~ The United States of America and having its principal place of business at  
Greenville in the State of South Carolina for and in consideration of  
the sum of One thousand fifty & no/100 DOLLARS,

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 T. R. Davis

All that certain piece, parcel or lots of land situated, lying and being on the South side of Woodvale Avenue near the City of Greenville in the County of Greenville, State of South Carolina, being known and designated as lots Nos. 252 and 253 on plat of Traxler Park made by R. E. Dalton, March 1923 and recorded in RMC office for Greenville County, S. C. in Plat Book F, at page 114 and 115 and having according to said plat the following metes and bounds, to-wit:

Beginning at an iron pin on the South side of Woodvale Avenue joint corner of Lots 251 and 252 and running thence with line of Lot No. 251 S. 25-23 E. 185.7' to an iron pin, thence North 56-0 East 70.8' to an iron pin, thence with the line of Lot 253 N. 25-23 W. 193.4' to an iron pin on the South side of Woodvale Avenue, thence with the South side of Woodvale Avenue S. 49-57 W. 72.4' to the beginning corner, being known and designated as Lot No. 252.

Also, Lot No. 253 beginning at an iron pin on the South side of Woodvale Avenue joint corner of Lots Nos. 252 and 253 and running thence with line of Lot 252 S. 25-23 E. 193.4' to an iron pin, thence N. 56-0 E. 70.8' to an iron pin, thence with line of Lot No. 254 N. 25-23 W. 214.5' to an iron pin on the South side of Woodvale Avenue, thence with the South side of Woodvale Avenue S. 40-07 W. 76.9' to the beginning corner.

Subject to the following restrictions:

1. No part of said lots shall be used for any purpose other than a single or multiple residence and out buildings property appertenant thereto.
2. No part of said lots shall be occupied by any person of the negroid races except in the capacity of a servant.
3. Out buildings properly appetentant to a residence shall be 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 lots than 35 feet.
5. No residence may be built upon any lot fronting upon Byrd Blvd. or Park Drive which shall have, when completed, a reasonable value of less than \$4,000 and no residence may be built upon any lots fronting upon Rock Creek Drive, Woodvale Avenue or Mountivista 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.