

STATE OF SOUTH CAROLINA,  
Greenville County.

KNOW ALL MEN BY THESE PRESENTS, That I. T. Frank Huguenin

in the State aforesaid,  
in consideration of the sum of  
Ten and no/100 (\$10.00) Dollars and other good and valuable considerations ~~xxxxxxxx~~

to me in hand paid  
at and before the sealing of these presents by.....

A. Newton Stall

(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

A. Newton Stall

All that certain piece, parcel or lot of land situate, lying and being on the South side of Woodvale Avenue, near the City of Greenville, in the County of Greenville, State of S. C., being known and designated as Lot No. #250 on plat of Traxler Park, made by R. E. Dalton, March, 1923, and recorded in the R. M. C. 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 Ave., joint corner of Lots No. #251 and #250, and running with the line of Lot No. #251 S. 25-23 E. 189.4 feet to an iron pin; thence S. 56-0 W. 70.8 ft. to an iron pin; thence with the line of Lot No. #249 N. 25-23 W. 200 ft. to an iron pin on the South side of Woodvale Ave.; thence with the South side of Woodvale Ave. N. 58-57 E. 70 feet to the beginning corner.

Subject, however, to the following restrictions:

(1) No part of said lot shall be used for any purpose other than a single or multiple residence and out buildings properly appertenant 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) Out buildings properly appertenant 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 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 \$4,000.00 and no residence may be built upon any lots fronting upon Rock Creek Drive, Woodvale Ave., or Mountivista Ave. which shall have, when completed, a reasonable value of less than \$3,500.00.

(6) No spirituous or malt liquors 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.