

TITLE TO REAL ESTATE

STATE OF SOUTH CAROLINA, }
Greenville County

KNOW ALL MEN BY THESE PRESENTS, That I, D. B. Traxler,

in the State aforesaid

in consideration of the sum of ten (\$10.00) & no/100---

and other valuable considerations

DOLLARS,

to me paid by Fred W. Phillips and Sara B. Phillips

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 Fred W. Phillips and Sara B. Phillips

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

known and designated as Lot No. 32 of Lameau Drive Highlands as shown on plat made by Dalton & Neves in August 1937, recorded in the R. M. C. Office for Greenville County in Plat Book D, pages 288-289, and having, according to said plat, the following metes and bounds:

Beginning at an iron pin on the Northern side of East Paris Road, joint Southern corner of Lots Nos. 31 and 32, and running thence with East Paris Road S. 63-47 W. 50 feet to an iron pin, joint Southern corner of Lots Nos. 32 and 33; thence along the dividing line of said lots N. 26-13 W. 140 feet to an iron pin, joint Northern corner of Lots Nos. 32 and 33; thence along the rear line of Lot No. 32 N. 63-47 E. 50 feet to an iron pin, joint Northern corner of Lots Nos. 31 and 32; thence with the dividing line of said lots S. 26-13 E. 140 feet to the point of beginning.

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.