

STATE OF SOUTH CAROLINA,  
Greenville County.

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

.....in the State aforesaid,  
.....in consideration of the sum of  
One and no/100  
..... Dollars  
And Love and Affection

to me ..... in hand paid  
at and before the sealing of these presents by.....  
David G. Traxler, Sr. as Trustee for David G. Traxler, Jr.

(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  
David G. Traxler, Sr., as Trustee for David G. Traxler, Jr., his successors and assigns

All that piece, parcel or lot of land in Chick Springs Township, Greenville County, State of South Carolina.  
on the West side of Rutherford Road, near the City of Greenville, and having the following metes  
and bounds, to-wit:

Beginning on the West side of Rutherford Road on the right-of-way line of the P. & N. Railway and running thence along Rutherford Road in a Northwesterly direction 245 feet to the Southwest corner of a 45 foot unnamed street; thence along the South side of said street in a Northwesterly direction 170 feet to rear line; thence along rear line in the Southeasterly direction 375 feet to the North side of a 45 foot unnamed street; thence around the curve of said street 105 feet to the P. & N. Railway right-of-way line; thence along the said right-of-way 80 feet to the beginning, being lots No. 300, 301, 302, and 303 according to a plat made by R. E. Dalton, C. E., for Walter W. Goldsmith and P. R. Long in August, 1943.

The above described property is conveyed subject to the following restrictions:

- (1) No portion thereof shall be used for any purpose other than residences for white persons only, except as to servants of the occupants, and shall never be sold, rented, or otherwise disposed of to any person other than an American of the White or Caucasian Race, or be used in any manner which may render neighboring property less desirable for residential purposes.
- (2) No trailer, basement, tent, shack, garage, barn or other outbuildings erected upon any of said property shall at any time be used as a residence temporarily or permanently, nor shall any residence of a temporary character be permitted, nor shall any part of said property be used as a tourist or trailer camp.
- (3) No more than one dwelling house shall be erected on any lot shown on said plat of Piedmont Terrace, (provided however, this prohibition shall not prevent the erection of servant's quarters appurtenant to the dwelling).
- (4) No residence shall be erected on any lot in this sub-division, excluding the lot, for less than \$2,500.00.
- (5) No surface closet shall ever be used on any portion of said property, but only septic tanks and other sanitary sewers; And all owners and occupants of all, or any portion of said property, shall be governed by such reasonable sanitary rules and regulations that may be adopted from time to time by majority of the owner of the property, or portions thereof, at the time of adoption thereof.
- (6) No building shall be built fronting any street nearer than 30 feet from the street line.

These restrictions are to remain in force and effect until July 1, 1969.

It is a part of the consideration that these lots are not to have any encumbrance placed upon them of any kind until David G. Traxler, Jr. is prepared to enter college; then these lots are to be sold and the amount received for same is to be applied on his college education.

In case of death of David G. Traxler, Jr., then his entire interest is to go to David G. Traxler, Sr.