

TITLE TO REAL ESTATE

Keys Printing Co., Greenville, S. C.

STATE OF SOUTH CAROLINA, }
Greenville County.

KNOW ALL MEN BY THESE PRESENTS, That I, Ruby M. Eskew

in the State aforesaid

in consideration of the sum of Nine Hundred and No/100

DOLLARS,

to me paid by Frances W. Graham

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 Frances W. Graham, and her heirs and assigns,

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

on the south side of Byrd Boulevard, and being known and designated as Lot No. 157, Block "A" of Traxler Park, as recorded in Plat Book "F" at Page 114, and having according to said plat the following metes and bounds, to wit:

Beginning at a stake on the southern side of Byrd Boulevard, corner of Lot No. 158, and running thence with Byrd Boulevard, S. 64-36 E. 75 ft. to corner of Lot No. 156; thence with line of said lot, S. 29-32 W. 261.1 ft. to stake in line of Lot No. 105; thence with line of Lots Nos. 105 and 104, N. 54-08 W. 60 ft. to corner of Lot No. 158; thence with line of said lot, N. 26-02 E. 249.4 ft. to the beginning corner.

This deed is made, however, subject to the following restrictions:

- (1) No part of said lot shall be used for any purpose other than a single or multiple residence and outbuildings properly appurtenant 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) Outbuildings properly appurtenant 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 thirty-five feet.
- (5) No residence may be built upon any lot fronting upon Byrd Boulevard which shall have when completed a reasonable value of less than \$4,000.00.
- (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.