

TITLE TO REAL ESTATE

KEYS PRINTING CO., GREENVILLE, S. C.

STATE OF SOUTH CAROLINA,
Greenville County.

KNOW ALL MEN BY THESE PRESENTS, That I, Mary G. Traxler

in the State aforesaid

in consideration of the sum of Five Hundred Eighty Five and no/100 (\$585.00)

DOLLARS,

to me paid by W. C. and Mary L. Mitchell

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 W. C. and Mary L. Mitchell

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

lying and being situate on the North side of Sylvan Drive, being known and designated as Lots #48 and the Westerly and adjoining one-half of #49, Country Club Estates, near the City of Greenville, County of Greenville, State of South Carolina, according to Plat of said subdivision prepared by Dalton & Neves, Engineers, in October, 1926, as recorded in the R. M. C. Office, County of Greenville, South Carolina in Plat Book "G" on pages 190 and 191, and having according to said Plat, the following metes and bounds, to-wit:

Beginning at an iron pin on the North side of Sylvan Drive at joint front corner of Lots #47 and #48, thence N. 88-38 E. 54 feet along said Drive to an iron pin at joint front corner of Lots #48 and #49; thence continuing along said Drive N. 85-38 E. 26.45 feet to an iron pin at the front center of Lot #49; thence N. 23-22 W. 156.5 feet more or less, to an iron pin at the rear center of Lot #49 on the South boundary of Lot #42; thence S. 66-38 W. 75 feet along the rear boundary of Lot #42 and #43 to an iron pin at joint rear corner of Lots #43, #44, #47 and #48; thence S. 23-22 E. 127.3 feet to an iron pin on the North side of Sylvan Drive at joint front corner of Lots #47 and #48, the point of beginning.

The herein-named Grantees are to pay the 1947 taxes on the above described property.

The above described property is restricted to the following:

- (1) Said property shall be used exclusively for residential purposes.
- (2) No building shall be built thereon nearer than 35 feet to the Street line.
- (3) Said property shall never be disposed of, rented or sold or conveyed to any person having any percentage of Negro or African blood.
- (4) No building shall be built thereon costing less than \$3000.00, provided that this restriction shall not be applicable to out buildings appertinent to the dwelling.
- (5) The Grantor reserves the right to place along the Street and Alley sewer pipes, electrical wires, car tracks, and any lines and pipes for utilities without compensating the Grantee, his Heirs or Assigns.