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TITLE TO REAL ESTATE.—G.T. 201
THE STATE OF SOUTH CAROLINA,
County of Greenville.
KNOW ALL MEN BY THESE PRESENTS, That I, Judson W. Chapman,
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in the State aforesaid,
in consideration of the sum of
Four Hundred and Fifty and no/100 DOLLARS
tomein hand paid
at and before the sealing of these presents by
Mrs. Lena W. James
(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
Mrs. Lena W. James
All that certain piece, parcel or lot of land situate and being in the County and
State aforesaid, on the North side of Woodvale Avenue and having the following metes and bounds,
to-wit:
Beginning at a stake at the corner of lot No. 218 and running thence with Woodvale
Avenue N. 64-37 E. 70' to stake; thence with line of lot 216 N. 25-23 W. 220' to a stake; thence
S. 64-37 W. 70' to a stake; thence with line of lot No. 218 S. 25-23 E. 220' to the point of the
beginning, and being lot No. 217 of Traxler Park, subject, however, to the following restrictions
l. No part of said lot shall be used for any purpose other than a single or multiple
residence and outbuildings 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. Outbuildings 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 ft.
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
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be built upon any lots fronting upon Rock Creek Drive, Woodvale Ave. or Mountvista Ave. which
shall when completed have a reasonable value of less than \$3,500.00.
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.
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