

TITLE TO REAL ESTATE

WALKER, EVANS & COGSWELL CO., CHARLESTON, S. C. 9523

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

DOLLARS,

to me paid by Ernest Folger, Jr.

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 Ernest Folger, Jr.

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

known and designated as the rear portion of Lot No. 68, Lanneau Drive Highlands, and having according to a plat made by R. E. Dalton not yet recorded, the following metes and bounds:

Beginning at a point joint Northern corner of Lots Nos. 68 and 69, and running thence S. 62-50 W. 34 feet; thence N. 29-10 W. 61.8 feet to an iron pin; thence N. 68-37 E. 36 feet; thence S. 27-33 E. 58.1 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 20 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.