

THE STATE OF SOUTH CAROLINA,

COUNTY OF GREENVILLE

KNOW ALL MEN BY THESE PRESENTS, That Realty Corporation

a corporation chartered under the laws of the State of South Carolina and having its principal place of business at Greenville in the State of South Carolina for and in consideration of the sum of Ten (\$10.00) Dollars, and other valuable considerations DOLLARS,

to it in hand duly paid at and before the sealing and delivery of these presents by the grantee hereinafter named (the receipt whereof is hereby acknowledged), has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto D.B. Traxler, his heirs and

assigns, forever: All those certain lots in Greenville Township, Greenville County, South Carolina, being Lots Nos. 246, 247, 129 and 187 of Traxler Park, a subdivision of land represented by a plat recorded in Plat Book F, pages 114 and 115, R.M.C. Office for said Greenville County, as follows:

Lots Nos. 246 and 247: Beginning on Woodvale Avenue, corner of lot 245; thence with said Avenue North 64-37 East one hundred and forty (140) feet to corner of lot 248; thence South 25-23 East two hundred five (205) feet to corner of lot 233; thence South 62-34 West one hundred forty and 05/100 (140.05) feet to corner of lot 245; thence North 25-23 West two hundred ten (210) feet to the beginning corner, being part of the land conveyed to Realty Corporation by D.B. Traxler, deed dated April 7th, 1913, recorded Vol. 16, page 88 R.M.C. Office, Greenville County.

Lot No. 129: Beginning on Park Drive, corner of lot No. 128; thence with Park Drive Northwesterly 221.1 feet; thence North 39-36 West two hundred sixty and 1/10 (260.1) feet to corner of lot No. 128; thence with line of lot No. 128 South 15-52 West two hundred and 7/10 (200.7) feet to the beginning corner, being part of the land conveyed to Realty Corporation by D.B. Traxler by deed dated April 7th, 1913, recorded in Vol. 16, page 88, R.M.C. Office, Greenville County.

Lot No. 187: Beginning at corner of lot 186 on Mountvista Avenue; thence with said Avenue North 64-37 East seventy (70) feet to corner of lot 188; thence South 25-13 East two hundred twenty five (225) feet to corner of lot 210; thence South 64-37 West seventy (70) feet to corner of lot 212; thence North 25-13 West two hundred twenty five (225) feet to the beginning corner, being part of the land conveyed to Realty Corporation by D.B. Traxler by deed dated April 7th, 1913, recorded in Vol. 16, page 88, R.M.C. Office said Greenville County.

Together with all and singular the rights, members, Hereditments and appurtenances to the said premises belonging or in anywise incident or appertaining.

To have and to hold all and singular the premises before mentioned unto the Grantee hereinabove named, and his heirs and assigns forever, nevertheless, upon the following restrictions and conditions, which are expressly for the benefit of all persons owning lots in said subdivision, to-wit:

(1) This property, nor any part thereof, shall ever be sold, rented, or otherwise disposed of to any person having any percentage of negro blood.

(2) No liquor or ardent spirits shall ever be sold on said premises.

(3) The property shall be used only for residential purposes, and no use shall be made thereof which would constitute a nuisance, or injure the value of neighboring lots.

(4) No dwelling house costing less than Seventy-five hundred (\$7500.00) Dollars shall be erected on said property nearer the Street which it fronts than sixty (60) feet.

(5) The grantor reserves the right to lay and place, or to authorize the laying and placing of street car tracks, sewers, gutters, paving and pipes, the erection of telephone, telegraph and electric light poles or the placing of any other public utilities in or along any of the roadways without liability to compensate any lot owner.

TOGETHER with, all and singular, the rights, members, hereditments and appurtenances to the said premises belonging or in anywise incident or appertaining. TO HAVE AND TO HOLD, all and singular, the premises before mentioned unto the grantee hereinafter named, and his heirs and assigns forever.

And the said granting corporation does hereby bind itself and its successors to warrant and forever defend all and singular the said premises unto the grantee hereinabove named, and his heirs and assigns, against itself and its successors, and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

In witness whereof the said granting corporation has caused its corporate seal to be hereunto affixed and these presents to be subscribed by its duly authorized officers

on this the 18th day of July in the year of our Lord one thousand nine hundred and twenty-four and in the one hundred and forty-ninth year of the Sovereignty and Independence of the United States of America.

Signed, Sealed and Delivered in the Presence of D.B. Overcash Minnie Hunt

Realty Corporation By D.B. Traxler, P. & T. and Adrien C. McManus, Sec.



Revenue Stamps Cancelled, \$ and 50 cents. S.G. Stamps 50 cents.

STATE OF SOUTH CAROLINA, County of Greenville

PERSONALLY appeared before me D.B. Overcash and made oath that he saw the within named Realty Corporation, a Corporation by its duly authorized officers, D.B. Traxler President and Adrien C. McManus, Secretary

of a corporation chartered under the laws of the State of sign, seal with its corporate seal, and as the act and deed of said corporation deliver the within written deed, and that he with Minnie Hunt witnessed the execution thereof.

SWORN to before me, this 18th day of July A. D. 1924 D.B. Overcash

Minnie Hunt (SEAL) Notary Public for South Carolina

Recorded July 30th 1924



END OF Doc.