

The State of South Carolina,  
COUNTY OF GREENVILLE

KNOW ALL MEN BY THESE PRESENTS, That

Judson Chapman

in the State aforesaid,

in consideration of the sum of

\$500.00 Five hundred and no/100 other valuable consideration, DOLLARS

to and before the sealing of these presents by J. R. Watkins

(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

J. R. Watkins all that certain piece, parcel or lot of land situated in the County of Greenville, State aforesaid, on the south side of Wooddale Avenue, and having the following metes and bounds, to wit:

Beginning at a stake at corner of Lot # 242 and running thence with Wooddale Avenue N. 64-37 1/2 70' to a stake, thence S. 25-23 E. 215' to a stake; thence S. 62-34 W. 70.05' to a stake; thence N. 25-33 W. 217.5' to the point of beginning, and being Lot No. 243 of Traylor Park.

Subject however to the following restrictions:

- (1) No part of said lot shall be used for any purpose other than a single of multiple residence and outbuildings properly appertenant thereto.
- (2) No part of said lot shall be occupied by any person of the negro or race 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 feet.
- (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 be built upon any lot fronting upon Rock Creek Drive, Wooddale Avenue or Mount Vista Avenue which shall when completed, have a reasonable value of less than \$3,500.
- (6) No spiritous or malt liquors 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 him when such modification is desired, by him to the best interests of all concerned.