

STATE OF SOUTH CAROLINA,
Greenville County

KNOW ALL MEN BY THESE PRESENTS, That I, W. M. Caine,

in the State aforesaid, in consideration of the sum of three Hundred Fifty & no/100 (\$350.00) DOLLARS,

to me paid by Marjorie J. Rast,

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 Marjorie J. Rast.

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

In a subdivision known as Traxler Park, a plat of which is of record in the R. L. C. Office for said county in Plat Book F at page 114, and being designated on said plat as Lot No. 219, and for a fuller and more complete description of said lot reference to said plat is hereby made. Being the same lot of land conveyed to me by Caine Realty & Mortgage Company, as shown by deed dated _____ and recorded in the office of the Register of Deeds Conveyance for Greenville County in Volume 22, page _____.

Subject to, and upon the following conditions and restrictions, which are expressly for the benefit of all persons owning lots in said Traxler Park subdivision, to-wit:

1. This property or any part thereof shall never 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 for residential purposes only and no use shall ever be made thereof which would constitute a nuisance or injury the value of neighboring lots.
4. No dwelling house costing less than \$3,500.00 shall be erected on said property, nor shall any building be erected nearer any of the streets, avenues, and roadways shown on said plat, than 35 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 wires and poles or the placing of any other public utility in or along any of the streets and roadways, without liability to compensate any lot owner.