

THE STATE OF SOUTH CAROLINA,
County of Greenville.

KNOW ALL MEN BY THESE PRESENTS, That I, Mary G. Traxler,

in the State aforesaid,

in consideration of the sum of

Three Hundred Ninety and no/100 (\$390.00)

DOLLARS

to me

~~XXXXXX~~

~~XXXXXX~~

paid by Bobbie Broadwell

(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

Bobbie Broadwell

All that piece, parcel or lot of land in Greenville Township, Greenville County, State of South Carolina, known as Lot No. 40 on Plat of property of Country Club Estates made by Dalton & Neves, October, 1926, said plat being recorded in Plat Book G, pages 190 and 191, and having the following courses and distances according to said plat:

Beginning at an iron pin on Douglass Drive, joint corner of lots Nos. 39 and 40, running thence with line of Lot No. 39 S. 23-22 E. 130 feet to joint corner of Lots 39, 40, 51 and 52; thence with line of Lot No. 51, S. 66-38 W. 50 feet to corner of Lot No. 41; thence with line of Lot No. 41 N. 23-22 W. 130 feet to iron pin on Douglass Drive; thence with Douglass Drive N. 66-38 E. 50 feet to beginning corner.

Grantee is to pay taxes on the above lot for the year 1937. ✓

This conveyance is made subject to the following restrictions, which are imposed for the benefit of the grantor and may be modified by her when such modification is deemed by her to be to the best interest of all concerned:

- (1) Said property shall be used exclusively for residential purposes.
- (2) No building of any kind shall be erected nearer the street than 35 feet.
- (3) The property herein conveyed shall never be sold, rented, or otherwise disposed of to any person or persons having any percentage of negro blood.
- (4) No dwelling shall be erected on said property costing less than Three Thousand Dollars (\$3,000.00). This shall not apply to outbuildings appurtenant to a dwelling.
- (5) It is understood and agreed that the grantor reserves the right to place along the streets 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.