

STATE OF SOUTH CAROLINA,)

COUNTY OF GREENVILLE.

KNOW ALL MEN BY THESE PRESENTS, That Traxler Real Estate Company

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 Four Hundred Forty (\$440.00) 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 Robert E. Hughes

All that certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, known and designated as Lot No. 31 on plat of property of Country Club Estates, made by Dalton & Neves, October 1926, recorded in Plat Book "G" at pages 190 and 191, and having a frontage on Douglass Drive of 50 feet and running back in parallel lines 150 feet.

This conveyance is made subject to the following restrictions, which are imposed for the benefit of the grantor and may be modified by it when such modification is deemed by it 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 to 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 (\$3000) Dollars. 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 street and alleys or which said lot abuts, sewer pipes, electric wires, car tracks and any lines or pipes for public utilities without compensating the grantee or heirs or assigns.