

TITLE TO REAL ESTATE

WALKER, EVANS & COGSWELL CO., CHARLESTON, S. C. 9523

THE STATE OF SOUTH CAROLINA, }
County of Greenville.

KNOW ALL MEN BY THESE PRESENTS, That I, O. K. Schwiers

.....in the State aforesaid,
.....in consideration of the sum of
Six hundred ninety no/100 DOLLARS

to mein hand paid
at and before the sealing of these presents by
James B. Mayes

(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
James B. Mayes, his heirs and assigns

All that lot of land in Greenville Township, Greenville County, State of South Carolina, near the corporate limits of the City of Greenville, on the west side of Lanneau Drive, and being known as lot No. 65, on map of Lanneau Drive Highlands, made by Dalton & Neves, August, 1937, and having the following metes and bounds according to said plat: Beginning at a stake on the west side of Lanneau Drive, at corner of lot No. 66 and running thence with line of lot No. 66 N. 79-49 W. 122.8 feet to stake; thence S. 10-11 W. 50 feet to stake at corner of lot N. 64; thence with line of lot No. 64 S. 79-49 E. 140.6 feet to stake on Lanneau Drive; and thence with Lanneau Drive N. 9-29 W. 53.1 feet to beginning corner.

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. This property is for residential purposes only.
2. No residence shall be erected on said property to cost less than \$3000.00.
3. Said property shall never be sold, rented or otherwise disposed of to any person or persons having any percentage of Negro blood.
4. No building of any kind shall be erected nearer to the street than 25 feet or nearer than 5 feet of any property line.
5. Nothing that constitutes a nuisance or injury to others' property shall be permitted.
6. Grantor reserves the right to place along the street 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.
7. No whiskey or intoxicating beverages shall be sold on the property.
8. Grantee is to pay taxes for the year 1939.

I, D. B. Traxler, holder of a contract of sale covering the within described property executed by Otto K. Schwiers do hereby release the within described lot from any claim which I may have in or to it by virtue of said contract. Witness my hand and seal this 4th day of May, 1939.

In presence of:

Anna M. Beaty

D. B. Traxler (SEAL)

Ella E. Todd

State of South Carolina, County of Greenville.

Personally appeared before me Ella E. Todd who on oath says that he saw D. B. Traxler sign, seal and as his act and deed deliver the foregoing release, and that she with Anna M. Beaty witness the execution thereof.

Sworn to before me this 4th day of May, 1939.

Ella E. Todd.

Anna M. Beaty (SEAL)

N. P. S.C.

Release recorded August 1st, 1939 at 1 P. M. #9700 BY: E.G.