

THE STATE OF SOUTH CAROLINA,  
County of Greenville.

KNOW ALL MEN BY THESE PRESENTS, That I, Virginia Bearden and Marshall G. Bearden

in the State aforesaid,  
in consideration of the sum of  
Three Thousand and Fifty (\$3050.00) and assumption of mortgage below DOLLARS

to us in hand paid  
at and before the sealing of these presents by  
William Francis Covin

(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  
William Francis Covin, his heirs and assigns,

All that certain piece, parcel, or lot of land situate and being in the County and State aforesaid, on the north side of Woodvale Avenue, and having the following metes and bounds, to-wit: Beginning at a stake at the corner of Lot No. 201 and running thence N. 71-12 E. 70.5' to a stake; thence N. 25-23 W. 221.4' to a stake; thence S. 64-37 W. 70' to a stake; thence S. 25-23 E. 212' to the point of beginning, and being Lot 200 of Traxler Park, recorded in Plat Book F, page 114-115.

Subject, however, to the following restrictions:

1. No part of said lot shall be used for any purpose other than a single or multiple residence and outbuildings properly appertenant thereto.
2. No part of said lot shall be occupied by any person of the negroid races except in the capacity of a servant.
3. Out buildings 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 of the property line of said lot than 35 ft.
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 lots fronting upon Rock Creek Drive, Woodvale Ave., or Mountivista Ave. which shall when completed have a reasonable value of less than \$3,500.00.
6. No spirituous or malt liquor 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 it when strict modification is desired by it to the best interest of all concerned.

As a part consideration in this conveyance, the grantee herein assumes and promises to pay a certain note and mortgage given by the grantors herein to the Southeastern Life Insurance Company in the sum of \$5700.00, recorded in R. M. C. Office for Greenville County in Book 289, page 99.