

TITLE TO REAL ESTATE

STATE OF SOUTH CAROLINA, }
Greenville County }

KNOW ALL MEN BY THESE PRESENTS, That I, G. Frank Cammer

in the State aforesaid

in consideration of the sum of

Sixty-Five Hundred (\$6500.00) and No/100

DOLLARS,

to me paid by W. A. and Margaret M. Bindewald

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 W. A. and Margaret M. Bindewald

All that piece, parcel or lot of land in Greenville Township, Greenville County, State of South Carolina, and being known as lot No. 156 in the sub-division known as Traxler Park, according to plat recorded in the R. M. C. Office for Greenville County, S.C. in Plat Book F, at page 114, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a stake on the corner of lot No. 157 and running thence with the south side of Byrd Boulevard S. 60-28 E. 70 feet to a stake; thence S. 29-32 W. 268.8 feet to a stake; thence N. 54-08 W. 70.43 feet to a stake; thence N. 29-32 E. 261 feet to the point of beginning.

The above described property is subject 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 appurtenant 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 appurtenant to a residence shall be confined to the rear half of the lot upon which they are built unless they shall be adjoined to the residence to which they appertain.
- (4) No part of any residence may be built or extend nearer to the front property line of said lot than 35 feet.
- (5) No residence may be built upon any lot fronting upon Byrd Boulevard or Park Drive which shall, 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 Mount Vista Avenue, which shall, when completed, have a reasonable value of less than \$3500.00
- (6) No spirituous or malt liquors 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 him to the best interest of all concerned.