

STATE OF SOUTH CAROLINA,  
Greenville County.

KNOW ALL MEN BY THESE PRESENTS, That I. Roy Dunlap

.....in the State aforesaid,  
.....in consideration of the sum of  
One Hundred Eighty & no/100 (\$180) Dollars

to me in hand paid  
at and before the sealing of these presents by  
George E. Dunlap

(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  
George E. Dunlap, All my undivided one-half interest in

All that piece, parcel or lot of land in Greenville Township, Greenville County, State of South Carolina.

situate, lying and being on the North side of Rock Creek Drive, near the City of Greenville, being known and designated as Lot No. 273 of plat of Traxler Park, made by R. E. Dalton, March 1923, and recorded in the R. M. C. Office for Greenville County, S. C., in Plat Book F, at pages 114 and 115, and having, according to said plat, the following metes and bounds, to-wit:

Beginning at an iron pin on the North side of Rock Creek Drive, joint corner of Lots 274 and 273 and running thence with the line of Lot 274 N. 25-23 W. 253.6 feet to an iron pin; thence N. 71-12 E. 70.5 feet to an iron pin, thence with the line of Lot 272 S. 25-23 E. 267.6 feet to an iron pin on the North side of Rock Creek Drive; thence with the North side of Rock Creek Drive S. 82-06 W. 73.4 to the beginning corner.

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 out buildings properly appertenant thereto.
2. No part of said lot shall be occupied by any person or the negroid races except in the capacity of a servant.
3. Out buildings properly appertenant to a residence shall be confirmed 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 property line of said lot then 35 feet.
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 and no residence may be built upon any lots fronting upon Rock Creek Drive, Woodvale Avenue, or Mountivista Avenue which shall when completed have a reasonable value of less than \$3,500.
6. No spiritous 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 him to the best interest of all concerned.