

TITLE TO REAL ESTATE

KEYS PRINTING CO.

THE STATE OF SOUTH CAROLINA,
County of Greenville.

KNOW ALL MEN BY THESE PRESENTS, That I, Ruby B. Gilfillin, of the County of Greenville,

in the State aforesaid,
in consideration of the sum of
Five Hundred Fifty and No/100 (\$550.00) Dollars

to me in hand paid
at and before the sealing of these presents by Theodore C. Ellison

(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
Theodore C. Ellison, his heirs and assigns forever,

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

on the south side of Woodvale Avenue, being known and designated as Number Two Hundred Forty Two (No. 242) of Traxler Park, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the south side of Woodvale Avenue, at joint corner of Lots Nos. 241 and 242, and running thence along the line of said Woodvale Avenue, N. 64-37 E. 70 feet, to an iron pin, corner of Lot No. 243; thence along the line of said Lot No. 243, S. 25-23 E. 217.5 feet to an iron pin; thence S. 62-34 W. 70.5 feet to an iron pin, rear corner of Lot No. 241; thence along the line of said Lot No. 241, N. 25-23 W. 220 feet to the beginning corner; being the same lot of land conveyed to me by South Carolina National Bank of Charleston, by its deed dated Sept. 26, 1935, and being recorded in Vol. 172 at page 215, R. M. C. office for Greenville County.

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 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 of 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 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 Avenue or Mount Vista Avenue which shall when completed have a reasonable value of less than \$3500.00.
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 her when strict modification is desired to the best interest of all concerned.