

TITLE TO REAL ESTATE

THE STATE OF SOUTH CAROLINA,
County of Greenville.

KNOW ALL MEN BY THESE PRESENTS, That I, Virginia B. Dearolf

in the State aforesaid,
in consideration of the sum of
One Thousand Five Hundred (\$1500.00) Dollars

to me in hand paid
at and before the sealing of these presents by M. G. Proffitt

(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
M. G. Proffitt

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

All that certain piece, parcel or lot of land situate and being in the County and State aforesaid on the south side of Mountivista Avenue, and having the following metes and bounds:

BEGINNING at joint corners of lots nos. 194 and 195 on Mountivista Avenue and running thence with said Avenue S. 64-37 W. 70 feet to corner of lots nos. 194 and 193; thence along the joint line of lots nos. 194 and 193 S. 25-23 E. 190 feet to joint rear corner of lots nos. 194 and 193; thence along the joint rear lines of lots nos. 194 and 204 N. 64-37 E. 70 feet to joint rear corner of lots nos. 194 and 195; thence along the joint lines of lots nos. 194 and 195, N. 25-23 W. 190 feet to beginning corner and being lot no. 194 of Traxler Park, plat of said park recorded in Book G, at page 116.

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 negroid races except in the capacity of a servant.
3. Outbuildings 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 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 Rock Creek Drive, Woodvale Avenue or Mountivista Avenue which shall when completed have a reasonable value of less than \$3,500.00.
5. No part of any residence may be built or extended nearer to the front property line of said lot than 35 feet.
6. No spiritous 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.