

TITLE TO REAL ESTATE

KEYS PRINTING CO., GREENVILLE, S. C.

THE STATE OF SOUTH CAROLINA,
County of Greenville

KNOW ALL MEN BY THESE PRESENTS, That I, Frances W. Graham

.....in the State aforesaid,
.....in consideration of the sum of
Twelve Hundred Fifty and No/100 Dollars

to me in hand paid
at and before the sealing of these presents by Amy S. Woodson

(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
Amy S. Woodson, and her heirs and assigns

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

on the south side of Byrd Boulevard, and being known and designated as Lot No. 157, Block "A", of Traxler Park, as recorded in Plat Book "F" at Page 1/4, and having according to said plat the following metes and bounds, to wit:-

Beginning at a stake on the southern side of Byrd Boulevard, corner of Lot No. 158, and running thence with Byrd Boulevard, S. 64-36 E. 75 ft. to corner of Lot No. 156; thence with line of said lot, S. 29-32 W. 261.1 ft. to stake in line of Lot No. 105; thence with line of Lots Nos. 105 and 104, N. 54-08 W. 60 ft. to corner of Lot No. 158; thence with line of said lot, N. 26-02 E. 249.4 ft. to the beginning corner.

This deed is made, 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) Outbuildings properly appurtenant 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 property line of said lot than thirty-five feet.

(5) No residence may be built upon any lot fronting upon Byrd Boulevard which shall have when completed a reasonable value of less than \$4,000.00.

(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 him to the best interest of all concerned.