

FILED
GREENVILLE CO. S. C.

BOOK 537 PAGE 237

State of South Carolina,

Greenville County

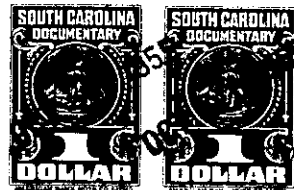
OCT 20 3 19 PM 1955

For Full Consideration See Affidavit

OLLIE FARNSWORTH Book 18 Page 152
R.M.C.

Know all Men by these Presents, That

DAVID G. TRAXLER, TRUSTEE



in the State aforesaid,

in consideration of the sum of TEN AND NO/100- - - - - Dollars
and other valuable considerations;

to me paid by

DAVID G. TRAXLER

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

DAVID G. TRAXLER

All that piece, parcel or lot of land in Chick Springs Township, Greenville County, State

of South Carolina, lying and being situate on the Westerly side of Rutherford Road, near the City of Greenville, South Carolina, being known and designated as Lot No. 301 according to plat of Piedmont Estates prepared by Dalton & Neves in December 1944, as recorded in the R.M.C. Office for Greenville County, South Carolina in Flat Book "M", page 123, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Westerly side of Rutherford Road at joint front corner of Lots Nos. 301 and 302; thence along the joint line of those lots S. 86-40 W. 160 feet to an iron pin at the joint rear corner of Lots Nos. 301 and 302; thence S. 3-20 E. 65 feet to an iron pin at the joint rear corner of Lots Nos. 300 and 301; thence along the joint line of those lots, N. 86-40 E. 160 feet to an iron pin on the Westerly side of Rutherford Road, joint front corner of Lots Nos. 300 and 301; thence along said Rutherford Road, N. 3-20 W. 65 feet to an iron pin at joint front corner of Lots Nos. 301 and 302, the point of beginning.

The above described property is conveyed subject to the following restrictions:

1. No portion thereof shall be used for any purpose other than residences for white persons only, except as to servants of the occupants and shall never be sold, rented or otherwise disposed of to any person other than an American of the white or Caucasian race, or be used in any manner which may render neighborhood property less desirable for residential purposes.
2. No trailer, basement, tent, shack, garage, barn or other outbuildings erected upon any of the said property shall at any time be used as a residence temporarily or permanently, nor shall any residence of a temporary character be permitted, nor shall any part of said property be used as a tourist or trailer camp.
3. No more than one dwelling house shall be erected on any lot shown on said plat of Piedmont Terrace, (provided however, this prohibition shall not prevent the erection of servants' quarters appurtenant to the dwelling).
4. No residence shall be erected on any lot in this subdivision, excluding the lot,