

THE STATE OF SOUTH CAROLINA,

COUNTY OF GREENVILLE.

KNOW ALL MEN BY THESE PRESENTS, That Realty Corporation

a corporation chartered under the laws of the State of South Carolina and having its principal place of business at Greenville in the State of South Carolina for and in consideration of the sum of Ten & no/100 (\$10.00) DOLLARS, and other valuable consideration

to it in hand duly paid at and before the sealing and delivery of these presents by the grantee hereinafter named (the receipt whereof is hereby acknowledged), has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto B.H. Peace: All those two certain lots or parcels of land situate, lying and being in Greenville Township, County and State aforesaid, in a sub-division known as Traxler Park and being better known and designated as lots Nos. 232 and 233, which lie on the Northeastern side of Byrd Boulevard and having the following metes and bounds according to a plat made by R.E. Dalton, which plat is recorded in the R.M.C. Office for Greenville County, to-wit: Beginning at an iron pin on the Northeastern side of Byrd Boulevard joint corner of lots Nos. 233 and 234 and running thence with the joint line of said lots N. 29-32 E. 210.2 ft. to an iron pin in line of lot 293; thence with the line of that lot N. 44-47 W. 155.1 ft. to an iron pin in line of lot 231; thence with line of that lot S 29-32 W. 251.1 ft. to an iron pin on Byrd Boulevard; thence with said Boulevard S. 60-28 E. 150 ft. to the point of beginning. The Grantor agrees for the above consideration sidewalk and gutter curbing will be placed in front of said lots without additional cost.

State of South Carolina, County of Greenville.

For Value received I, D.T. Smith, the owner and holder of a note and mortgage in the sum of \$28,000, executed by Realty Corporation and recorded in R.M.C. Office for Greenville County in Mortgages Vol. 49 at page 112 do hereby forever release and discharge the within lands from the lien of said mortgage.

Witness my hand and seal this 10th, day of April, 1924.

In the presence of A.C. McManus,

J.T. Solomons, Jr.

D.T. Smith (L.S.)

State of South Carolina, County of Greenville.

Personally appeared before me A.C. McManus and made oath that he saw D.T. Smith sign, seal, and as his act and deed executed and delivered the foregoing release and that he with J.T. Solomons, Jr. witnessed the execution thereof.

Sworn to before me this 10th, day of April, 1924.

A.C. McManus

J.T. Solomons, Jr. (L.S.)

Notary Public for S.C.

Nevertheless upon the following restrictions and conditions which are expressly for the benefit of all persons owning lots in said sub-division, to-wit:

- (1) This property nor any part thereof shall ever be sold, rented or otherwise disposed of to any person having any percentage of negro blood.
(2) No liquor or ardent spirits shall ever be sold on said premises.
(3) The property shall be used only for residential purposes and no use shall be made thereof which would constitute a nuisance or injure the value of neighboring lots.
(4) No dwelling house, costing less than Seventy-five hundred (\$7500.00) Dollars shall be erected on said property, nor shall any building be erected nearer to Byrd Boulevard than sixty (60) feet.
(5) The grantor reserves the right to lay and place or to authorize the laying and placing of street-car tracks, sewers, gutters, paving and pipes, the erection of telephone, telegraph and electric light poles or the placing of any other public utility in or along any of the roadways without liability to compensate any lot owner.

TOGETHER with, all and singular, the rights, members, hereditaments and appurtenances to the said premises belonging or in anywise incident or appertaining

TO HAVE AND TO HOLD, all and singular, the premises before mentioned unto the grantee hereinafter named, and his

heirs and assigns forever.

And the said granting corporation does hereby bind itself and its successors to warrant and forever defend all and singular the said premises unto the grantee hereinafter named, and his

heirs and assigns, against itself and its successors, and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

In witness whereof the said granting corporation has caused its corporate seal to be hereunto affixed and these presents to be subscribed by its duly authorized officers

on this the 10th day of April in the year of our Lord one thousand nine hundred and twenty-four and in the one hundred and forty eighth year of the

Sovereignty and Independence of the United States of America.

Signed, Sealed and Delivered in the Presence of

D.B. Overcash,

L.W. Nelson.

Realty Corporation

By

D.B. Traxler, Pres. & T.

and

Adrian C. McManus, Sec.

Revenue Stamps Cancelled, \$ 5 and cents.

S.C. Stamps \$5.00

STATE OF SOUTH CAROLINA,

County of Greenville

PERSONALLY appeared before me D.B. Overcash and made oath that he saw

D.B. Traxler

as President

Adrian C. McManus

as Secretary

of Realty Corporation a corporation chartered under the laws of the State of South Carolina

sign, seal with its corporate seal, and as the act and deed of said corporation deliver the within written deed, and that he with

L.W. Nelson

witnessed the execution thereof.

SWORN to before me, this 10th,

day of April A. D. 1924

D.B. Overcash



T. Solomons, Jr. (SEAL)

Notary Public for South Carolina.

Recorded April 17th,

1924.

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