

THE STATE OF SOUTH CAROLINA,  
County of Greenville.

KNOW ALL MEN BY THESE PRESENTS, That I, Mary Hall Provence

in the State aforesaid,  
in consideration of the sum of  
Seven Hundred Dollars (\$700.00)

to me in hand paid  
at and before the sealing of these presents by  
W. Gordon McCabe, Jr.

(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  
W. Gordon McCabe, Jr.

All that certain piece, parcel or lot of land situate and being in the County and State aforesaid, on the north side of Woodvale Avenue, and having the following metes and bounds, to-wit: Beginning at a stake at the corner of Lot No. 200 and running thence N. 71-12 E. 70.5' to a stake; thence N. 25-23 W. 205.5' to a stake; thence N. 64-09 W. 26.6' to a stake; thence S. 64-37 W. 56.2' to a stake; running thence S. 25-23 E. 221.4' to the point of beginning; and being Lot No. 199 of Traxler Park;

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 appertent 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 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 35 ft.
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 Mountivista Avenue which shall when completed have a reasonable value of less than \$3,500.00.
6. No spiritous of 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.