

TITLE TO REAL ESTATE—G. T. 204

STATE OF SOUTH CAROLINA, }

Greenville County. }

KNOW ALL MEN BY THESE PRESENTS, That The South Carolina National Bank of Charleston

a corporation chartered under the laws of the ~~State of~~ United States of America. and having its principal place of business at Greenville in the State of South Carolina for and in consideration of the sum of Three Hundred & no/100 DOLLARS,

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 Sam M. Pace

All that certain piece, parcel, or lot of land situate, lying and being on the North side of Rock Creek Drive, near the City of Greenville, in the County of Greenville, State of South Carolina, being known and designated as Lot No. 275 on plat of Traxler Park, made by R. E. Dalton, March 1923, and recorded in the R. M. C. Office for Greenville County, S. C. In Plat Book F, at pages 114 and 115, and having, according to said plat, the following metes and bounds, to-wit:

Beginning at an iron pin on the North side of Rock Creek Drive, joint corner of Lots Nos. 276 and 275 and running thence with the line of Lot No. 276 N. 25-23 W. 217.5 feet to an iron pin; thence N. 56-0 E. 70.5 feet to an iron pin, thence with the line of Lot 274 S. 25-23 W. 226 feet to an iron pin on North side of Rock Creek Drive, thence with North side of Rock Creek Drive S. 78-17 E. 72.5 feet to the beginning corner.

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 out buildings properly appertenant 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 then 35 feet.
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 and no residence may be built upon any lots fronting upon, Rock Creek Drive, Woodvale Ave. or Mountivista Ave. which shall when completed have a reasonable value of less than \$3,500..
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.