

TITLE TO REAL ESTATE

WALKER, EVANS & COGSWELL CO., CHARLESTON, S. C. 21381-2-6-42

STATE OF SOUTH CAROLINA,
Greenville County.

KNOW ALL MEN BY THESE PRESENTS, That We, Walter W. Goldsmith and P. R. Long, of the City of Greenville,
County of Greenville,

in the State aforesaid
in consideration of the sum of Ten and no/100 (\$10.00)
DOLLARS,

to us paid by D. B. 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 D. B. Traxler, his heirs and assigns,

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

on the West side of Rutherford Road, near the City of Greenville, and having the following metes
and bounds, to-wit:

Beginning on the West side of Rutherford Road on the right of way line of the P. & N. Railway and running thence along Rutherford Road in a Northwesterly direction 245 feet to the Southwest corner of a 45 foot unnamed Street; thence along the South side of said Street in a Northwesterly direction 170 feet to rear line; thence along rear line in a Southeasterly direction 375 feet to the North side of a 45 foot unnamed street; thence around the curve of said street 105 feet to the P. & N. Railway right of way line; thence along said right of way 80 feet to the beginning, being Lots Nos. 300, 301, 302, and 303 according to a plat made by R. E. Dalton, C. E. for Walter W. Goldsmith and P. R. Long in August, 1943.

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 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 neighboring property less desirable for residential purposes.

(2) No trailer, basement, tent, shack, garage, barn or other outbuilding erected on any of 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) Not 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 servant's quarters appurtenant to the dwelling).

(4) No residence shall be erected on any lot in this subdivision, excluding the lot, for less than \$2,500.00.

(5) No surface closet shall ever be used on any portion of said properties, but only septic tanks and other sanitary sewers; and all owners and occupants of all, or any portion of said properties, shall be governed by such reasonable sanitary rules and regulations as may be adopted from time to time by a majority of the owners of the property, or portions thereof, at the time of the adoption thereof.

(6) No building shall be built fronting any street nearer than 30 feet from the street line.

These restrictions are to remain in force and effect until July 1, 1969.

State of South Carolina,
County of Greenville.

Release.

For value received I, Mary Elizabeth Harris, hereby release the within described property from the lien of a mortgage given to me by Walter W. Goldsmith, and P. R. Long in the sum of \$6,000.00 dated May 3, 1944, recorded in the R.M.C. Office for Greenville County, S. C., in Book of Mortgages 326, at page 172.

In witness whereof I have set my hand and seal this 13th day of July, 1944.

Signed, sealed and delivered in the presence of:

Nelle B. Austin

Mary Elizabeth Harris.

Wade H. Batson

State of South Carolina, County of Greenville.

Personally appeared before me Wade H. Batson, and made oath that he saw the within named Mary Elizabeth Harris sign, seal, and as her act and deed deliver the within written Release for the uses and purposes therein mentioned, and that he with Nelle B. Austin witnessed the execution thereof Sworn to and subscribed before me this 13th day of July, A.D. 1944. Wade H. Batson.
Nelle B. Austin, (SEAL) Notary Public for State of South Carolina.