

TITLE TO REAL ESTATE

STATE OF SOUTH CAROLINA,
County of Greenville.

KNOW ALL MEN BY THESE PRESENTS, That THE SOUTH CAROLINA NATIONAL BANK OF CHARLESTON

a corporation chartered under the laws of the ~~State~~ United States of America and having its principal place of business at
Charleston in the State of South Carolina for and in consideration of
the sum of FOUR HUNDRED FIFTY AND No/100 (\$450.00) DOLLARS,

to it in hand duly paid at and before the sealing and delivery of these presents by the grantee(s) 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 Mary G. Caswell

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 known as Lot 289 on Plat of Traxler Park and recorded 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 at joint front corner of Lots 288 and 289 and running thence with the line of Lot 288 N. 25-23 W. 231.5 feet to an iron pin; thence with the rear line of Lot 242 S. 62-34 W. 70.05 feet to an iron pin; thence with the line of Lot 290 S. 25-23 E. 235.5 feet to an iron pin on the North side of Rock Creek Drive; thence with the North side of Rock Creek Drive N. 59-17 E. 70.3 feet to the beginning corner.

This property is conveyed subject to the following building 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 extended nearer to the front property line of said lot than 35 feet.
- (5) No residence may be built upon any lot fronting upon Rock Creek Drive which shall when completed have a reasonable value of less than \$3,500.00.
- (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 deemed by it to the best interest of all concerned.

The grantee agrees to pay the 1944 State and County taxes.