

TITLE TO REAL ESTATE

THE STATE OF SOUTH CAROLINA,  
County of Greenville

KNOW ALL MEN BY THESE PRESENTS, That I, Mary G. Traxler

in the State aforesaid,  
in consideration of the sum of  
Ten and no/100 (\$10.00) Dollars and other valuable considerations

to me in hand paid  
at and before the sealing of these presents by  
Georgia R. McMahan

(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  
Georgia R. McMahan

All ~~one~~ those piece, parcel or lot of land in Greenville Township, Greenville County, State of South Carolina.

lying and being situate on the South side of Douglass Drive and bounded on the West by Granada Drive and on the South by Sylvan Drive, being known and designated as Lots #45, #46, and #47, Country Club Estates, near the City of Greenville, County of Greenville, State of South Carolina, according to Plat of said sub-division prepared by Dalton & Neves, Engineers in October, 1926 as recorded in the R. M. C. Office, County of Greenville, South Carolina in Plat Book "G" on pages 190 and 191, and having according to said Plat, the following metes and bounds, to-wit:

Beginning at an iron pin on the Southeast corner of the intersection of Douglas Drive with Granada Drive, said pin being located on the Northwest corner of Lot #46, thence S. 32-08 E. 131.5 feet along the East side of Granada Drive to an iron pin at joint corner of Lots #46 and #47; thence continuing at an angle along the Northeast side of Sylvan Drive the chord of which is S. 62-75 E. 91.5 feet to an iron pin; thence continuing further at an angle along the Northeast side of Sylvan Drive the chord of which is S. 72-42 E. 43.3 feet to an iron pin; thence continuing further at an angle along the Northeast side of Sylvan Drive the chord of which is S. 85-04 E. 56.7 feet to an iron pin; thence N. 23-22 W. 127.3 feet to an iron pin at joint rear corner of Lots #44 and #47; thence S. 66-38 W. 50 feet along the rear boundary of Lot #44 to an iron pin at joint rear corner of Lots #44 and #45; thence N. 23-22 W. 130 feet along the West boundary of Lot #44 to an iron pin on the South side of Douglass Drive at joint front corner of Lots #44 and #45; thence S. 66-38 W. 110 feet along the South side of said Drive to an iron pin located at the Northwest corner of Lot #46, the point of beginning.

The herein named Grantee is to pay the 1947 taxes on the above described property.

The above described property is subject to the following restrictions:

(1) No resident may be built thereon at a cost less than \$2500.00 nor nearer to the Street line than 35 feet.

(2) No conveyance may be made to any person of African blood, but servants quarters may be erected thereupon.

(3) No buildings other than residential and buildings appertinent thereto may be built thereupon.

(4) No out-building may be built nearer than 5 feet to any other line.

(5) No nuisance or any activity injurious to other property may be constructed or created thereupon.

(6) Granter reserves right along the Streets and alleys on which said Lots abut to construct or to authorize the construction of the laying and placing of sewer pipes, electric wires, car tracks or any means of public utilities without compensating the Grantee, his heirs or assigns.

(7) Sale of whiskey in any manner whatsoever on said property is prohibited.