

THE STATE OF SOUTH CAROLINA,

COUNTY OF GREENVILLE.

KNOW ALL MEN BY THESE PRESENTS, That Realty Corporation

a corporation chartered under the laws of the State of South Carolina and having its principal place of business at Greenville in the State of South Carolina for and in consideration of the sum of Five thousand and no/100 DOLLARS, and other valuable consideration

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 P. H. Pease

All these three certain lots or parcels of land, situate, lying and being in Greenville Township, County and State aforesaid, in a sub-division, known as Traxler Park and being better known and designated as Lots Nos. 231, 234 and 233, as shown on a plat made by R.E. Dalton, C.E., March 1923, which plat is duly recorded in the R.M.C. Office for Greenville County, said lots having, according to the aforesaid plat the following metes and bounds, to-wit:

Lot No. 231. Beginning at an iron pin on the Northern side of Byrd Boulevard, corner of lots Nos. 231 and 232, and running thence with line of said lots N. 29-32 E. 251.1 ft. to an iron pin in line of lot No. 233; thence with line of that lot N. 44-47 W. 25.4 ft. to an iron pin in line of lot No. 236; thence S. 62-34 W. 87.4 ft. to an iron pin in line of lot No. 230; thence with line of that lot S. 29-32 W. 186.6 ft. to an iron pin on Byrd Boulevard; thence with said Byrd Boulevard S. 60-28 E. 75 ft. to the point of beginning.

Lot No. 234. Beginning at an iron pin, the Northwest corner of Byrd Boulevard and an unnamed Street; thence along Byrd Boulevard N. 75-15 W. 100 ft. to an iron pin corner of lot No. 233; thence with line of that lot N. 29-32 E. 210.2 ft. to an iron pin in line of lot No. 233; thence with line of that lot S. 44-47 E. 89.48 ft. to an iron pin on the unnamed Street; thence along the West side of said unnamed Street in a Southerly direction 165.1 ft. to the point of beginning.

Lot No. 233. Beginning at an iron pin on an unnamed Street joint corner of lots Nos. 234 and 235 and running thence with said unnamed Street N. 59.17 E. 50 ft. to an iron pin corner of lot No. 232; thence with line of that lot N. 25-23 W. 250 ft. to an iron pin corner of lot No. 238; thence S. 62-34 W. 140 ft. to an iron pin in line of lot No. 231; thence S. 44-47 E. 260.9 ft. to the point of beginning.

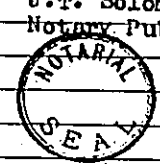
The grantor agrees to lay free of charge sidewalks, concrete gutters and water pipes in the Street.

State of South Carolina, County of Greenville.

For value received I, D.T. Smith, the owner and holder of a note and mortgage in the sum of \$29,000.00 executed to me, July 1st, 1915, by Realty Corporation, which mortgage is recorded in Mortgages Volume 49, page 112, do hereby forever, release and discharge the within described lots from the lien of said mortgage. Witness my hand and seal this 23rd, day of April, A.D. 1924.

In the presence of: D.B. Overcash, B.R. O'Neall. D.T. Smith (L.S.)

State of South Carolina, County of Greenville. Personally appeared before me D.B. Overcash and made oath that he saw the within named D.T. Smith sign, seal and as his act and deed, deliver the within written Release, and that he with B.R. O'Neal witnessed the execution thereof. Sworn to before me this 23, day of April, A.D. 1924. J.T. Solomons, Jr. (L.S.) D.B. Overcash (L.S.) Notary Public for S.C.



Nevertheless, upon the following restrictions, conditions, which are expressly for the benefit of all persons owning lots in said subdivision, to-wit:- (1) This property, nor any part thereof shall ever be sold, rented or otherwise disposed of to any persons having any percentage of negro blood. (2) No liquor or ardent spirits shall ever be sold on said premises. (3) The property shall be used only for residential purposes and no use shall be made thereof, which would constitute a nuisance or injure the value of neighboring lots. (4) No dwelling house costing less than \$7500.00 shall be erected on said property, nor shall any building be erected nearer to street line than sixty (60) feet. (5) The grantor reserves the right to lay and place or to authorize the laying and placing of street car tracks, sewers, gutters, paving and pipes, the erection of telephone, telegraph and electric light poles or the placing of any other public utility in or along any of the roadways without liability to compensate any lot owner. Restrictions in regards to house on Lot #293, to be no House to cost less than \$5500

TOGETHER with, all and singular, the rights, members, hereditaments and appurtenances to the said premises belonging or in anywise incident or appertaining. TO HAVE AND TO HOLD, all and singular, the premises before mentioned unto the grantee hereinafter named, and his heirs and assigns forever.

And the said granting corporation does hereby bind itself and its successors to warrant and forever defend all and singular the said premises unto the grantee hereinafter named, and his heirs and assigns, against itself and its successors, and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

In witness whereof the said granting corporation has caused its corporate seal to be hereunto affixed and these presents to be subscribed by its duly authorized officers

on this the 23rd day of April in the year of our Lord one thousand nine hundred and twenty-four and in the one hundred and forty-eighth year of the Sovereignty and Independence of the United States of America.

Signed, Sealed and Delivered in the Presence of D.B. Overcash, P.H. Pease, Realty Corporation, D.B. Prades, President, and Addison C. McManus, Sec.



Revenue Stamps Cancelled, \$ 50 and 50 cents.

STATE OF SOUTH CAROLINA, County of Greenville.

PERSONALLY appeared before me D.B. Overcash and made oath that he saw David B. Prades as President and Addison C. McManus as Secretary of Realty Corporation a corporation chartered under the laws of the State of South Carolina sign, seal with its corporate seal, and as the act and deed of said corporation deliver the within written deed, and that he with P.H. Pease witnessed the execution thereof.

SWORN to before me, this 23rd day of April A.D. 1924 J.T. Solomons, Jr. (SEAL) Notary Public for South Carolina.



Recorded May 13th 1924

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