

THE STATE OF SOUTH CAROLINA,

COUNTY OF GREENVILLE

KNOW ALL MEN BY THESE PRESENTS, That The 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 Ten (\$10.00) 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 C.F. Haynsworth: All those

two certain lots or parcels of land situate and being in Greenville Township, County and State aforesaid, on the South side of Mountvista Avenue in Traxler Park, and being known and designated as Lots Nos. 183 and 184 in said sub-division, as shown on a plat made by R.E. Dalton, March 1923, which plat is duly recorded in the office of R.M.C. for Greenville County in Plat Book E, page 270 - 272, and having according to said plat the following notes and bounds:

Beginning at a stake on the South side of Mountvista Avenue, corner of Lots 182 and 183 and running thence with Joint line of said lots S. 25-23 E. 225 feet to stake corner of lot No. 217; thence N. 64-37 E. 140 feet along the rear line of lots Nos. 217 and 216 to stake corner of lot No. 185; thence with line of that lot N. 25-13 W. 225 feet to stake on Mountvista Avenue; thence with said Avenue S. 64-37 W. 140 feet to point of beginning.

As a part of the consideration of this deed the grantor agrees to lay free of charge side walks, curbing and gutters, and to give to the grantee the privilege of tapping the water line for use of said lots.

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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 person 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 the neighboring lots.
- (4) No dwelling house costing less than \$5,500.00 shall be erected on said property, nor shall any building be erected nearer to Mountvista Avenue than sixty 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 roadway without liability to compensate any lot owner.

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 twentieth day of June in the year of our Lord one thousand nine hundred and twenty-four and in the one hundred and forty eight year of the Sovereignty and Independence of the United States of America.

Signed, Sealed and Delivered in the Presence of A. G. Hart } Realty Corporation  
J. D. Poterat } By D. B. Traxler, P. P.  
and Adrian C. McManus, Sec.

Revenue Stamps Cancelled, \$ 1 and 11 cents.

STATE OF SOUTH CAROLINA,  
County of Greenville  
PERSONALLY appeared before me A. G. Hart and made oath that he saw D. B. Traxler as President and Adrian 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 J. D. Poterat witnessed the execution thereof.

SWORN to before me, this 20th day of June A. D. 1924 A. G. Hart  
J. D. Poterat (SEAL.)  
Notary Public for South Carolina.

Recorded June 24th 1924

END OF DOC.