

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  
Three Hundred, Ninety and no/100 (\$390.00) DOLLARS

to me in hand paid  
at and before the sealing of these presents by  
H. R. Dennis and Lucille Dennis

(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  
H. R. Dennis and Lucille Dennis

All that piece, parcel or lot of land in Greenville Township, Greenville County, State of South Carolina, known as Lot No. 49 on plat of Country Club Estates, recorded in R. M. C. O. for Greenville County in Plat Book G, pages 190, and 191, and having the following courses and distances according to said plat:

Beginning at an iron pin on the North side of Sylvan Drive, corner of Lot No. 48 and running thence with line of said lot N. 23-22 W. 147.7 feet to iron pin corner of Lot No. 42; thence with line of said lot N. 66-38 E. 50 feet to iron pin; corner of Lot No. 50; thence with line of said lot S. 23-22 E. 165.3 feet to iron pin on Sylvan Drive; thence with Sylvan Drive S. 85-38 W. 52.9 feet to the beginning corner.

It is agreed that the Grantee is to pay taxes for the year 1937.

This conveyance is made subject to the following restrictions, which are imposed for the benefit of the grantor and may be modified by her when such modification is deemed by her to be to the best interest of all concerned.

- (1) Said property shall be used exclusively for residential purposes.
- (2) No building of any kind shall be erected nearer to Sylvan Drive than 35 feet.
- (3) The property herein conveyed shall never be sold, rented, or otherwise disposed of to any person or persons having any percentage of negro blood.
- (4) No dwelling shall be erected on said property costing less than Three thousand (\$3,000.00). This shall not apply to outbuildings appurtenant to a dwelling.
- (5) It is understood and agreed that the grantor reserves the right to place along the streets and alleys on which said lot abuts, sewer pipes, electric wires, car tracks and any lines or pipes for public utilities without compensating the grantee or their heirs or assigns.