

THE STATE OF SOUTH CAROLINA,
County of Greenville.

KNOW ALL MEN BY THESE PRESENTS, That I, O. K. Schwiers

in the State aforesaid,
in consideration of the sum of
Seven Hundred Ninety & 00/100 DOLLARS

to me in hand paid
at and before the sealing of these presents by Mary Caroline Stewart

(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
Mary Caroline Stewart

All that lot of land in Greenville Township, Greenville County, South Carolina, in School District No. 8-GD, near the city of Greenville, known as Lot Number Ten of Ponce De Leon Drive, on map of Lanneau Drive Highlands, made by Dalton & Neves, August 1937, plat recorded in R. M. C. O. for said County in Plat Book D, pages 288-289, reference to said plat being hereby craved for a more particular description.

Grantee agrees to pay taxes for 1938.

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

1. This property is for residential purposes only.
2. No residence shall be erected on said property to cost less than \$4000.00.
3. Said property shall never be sold, rented or otherwise disposed of to any person or persons having any percentage of negro blood.
4. No building of any kind shall be erected nearer to the street than 35 feet or nearer than 5 feet of any property line.
5. Nothing that constitutes a nuisance or injury to others' property shall be permitted.
6. Grantor reserves the right to place along the streets and alleys on which lot abuts, sewer pipes, electric wires, car tracks and any lines or pipe for public utilities without compensating the grantee or her heirs or assigns.
7. No whiskey or intoxicating beverages shall be sold on the property.
8. On all business property no building shall be erected except of either, stone, brick, or fireproof construction.
9. No surface toilets to be used on property.

For Releases in connection with this Deed, See Deed Book 203, Page 384.