

TITLE TO REAL ESTATE

THE STATE OF SOUTH CAROLINA,
County of Greenville.

KNOW ALL MEN BY THESE PRESENTS, That I, Edwin McT. Meares

in the State aforesaid,
in consideration of the sum of
\$1500.00 Fifteen Hundred and assumption of mortgages listed below. DOLLARS

to me in hand paid
at and before the sealing of these presents by
W. M. Rast

(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
W. M. Rast

All that piece, parcel or lot of land in Greenville County, State of South Carolina, situate, lying and being on the Northern side of Woodvale Avenue and being known and designated as Lot No. 220 according to a plat of same recorded in the R. M. C. Office for Greenville County in Plat Book "F" at page 114-115 and having the following metes and bounds, according to said plat:

Beginning at a point on the Northern side of Woodvale Avenue, joint corners of Lots No. 220-221 and running thence along Woodvale Avenue N. 64-37 E. 70 feet to an iron pin, joint corner of Lots No. 219 and 200; running thence along the dividing line of said lots N. 25-23 E. 220 feet to an iron pin, joint corner of Lots No. 180, 181, 219 and 220; running thence along the dividing line of Lots No. 180 and 220 S. 64-37 W. 70 feet to an iron pin, joint corner of Lots No. 179 and 180, 220 and 221; running thence along the dividing line of Lots No. 220 and 221 S. 25-23 E. 220 feet to the beginning point.

The above-described lot is sold subject to, and upon the following conditions and restrictions which are expressly for the Benefit of all persons owning lots in said Traxler Park Subdivision, to-wit:

1. This property or any part thereof shall never 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 for residential purposes only and no use shall ever be made thereof which would constitute a nuisance or injure the value of neighboring lots.
4. No dwelling house, costing less than \$3,500 shall be erected on said property nor shall any building be erected nearer any of the streets, avenues and roadways shown on said plat, than 35 feet.
5. The grantor reserves the right to lay or place or to authorize the laying and placing of street car tracts, sewers, gutters, paving and pipes, the erection of telephone, telegraph and electric light wires and poles or the placing of any other public utility in or along any of the streets and roadways, without liability to compensate any lot owner.

Also, all that piece, parcel or lot of land in Greenville Township, Greenville County, State of South Carolina, in the City of Greenville, on the West side of McDonald Street and being known and designated as Lot No. 31 of North Hills, as shown on plat made by Dalton & Neves, Engineers, and recorded in the R. M. C. Office for Greenville County in Plat Book "H" at page 90, and having the following metes and bounds, to-wit:

Beginning at a point on the West side of McDonald Street 151.1 feet from the intersection of McDonald Street and Garraux Street, and running thence with McDonald Street N. 19-30 E. 50 feet to an iron pin, thence N. 70-30 W. 140 feet to an iron pin, joint rear corner of Lots No. 31 and 32; thence S. 19-30 W. 50 feet to an iron pin, joint rear corner lots No. 30 and 31; thence with line of Lot No. 30 S. 70-30 E. 140 feet to the point of beginning of McDonald Street.

It is expressly understood that grantee by accepting this deed does hereby assume and agree to pay the mortgage in the original sum of \$3,000, executed in favor of Bessie Norris Tilman, which mortgage is recorded in the R. M. C. Office for Greenville County in Mortgages Volume 276, at page 222.

The grantee herein assumes and agrees to pay a mortgage executed in favor of Bank of Hodges, in the original sum of \$5,000.

The grantee herein assumes and agrees to pay 1939 taxes.