

STATE OF SOUTH CAROLINA,  
County of Greenville.

KNOW ALL MEN BY THESE PRESENTS, That Traxler Real Estate Company

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 Nine hundred ninety (\$990.00) & no/100---- DOLLARS,

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 Ernest Folger, Jr.

All that piece, parcel or lot of land in Greenville Township, Greenville County, State of South Carolina, known and designated as Lot No. 68 of Lanneau Drive Highlands, according to plat thereof made by Dalton & Neves, Engineers, August, 1937, recorded in the R. M. C. Office for Greenville County in Plat Book "D" at pages 288-289, and having the following metes and bounds, according to said plat:

Beginning at a point on the Northern side of East Lanneau Drive, joint Southern corner of Lots Nos. 68 and 69 and running thence with East Lanneau Drive S. 81-33 W. 70 feet to a point joint Southern corner of Lots Nos. 68 and 67; running thence along the dividing line of said lots N. 1-36 W. 173.6 feet to a point; thence N. 62-50 E. 34 feet to a point; thence along the dividing line of Lots Nos. 68 and 69 S. 13-45 E. 184 feet to the point of beginning.

This conveyance is made subject to the following restrictions, which are imposed for the benefit of O. K. Schwiers and may be modified by him when such modification is deemed by it to be to 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 \$3,000.00.
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 20 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. O. K. Schwiers reserves the right to place along the street 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 his heirs or assigns.
7. No whiskey or intoxicating beverages shall be sold on the property.