

STATE OF SOUTH CAROLINA, }
Greenville County.

KNOW ALL MEN BY THESE PRESENTS, That I, David B. Traxler,

in the State aforesaid

in consideration of the sum of Ten (\$10.00) & no/100

DOLLARS,

to me paid by Julia E. Traxler

in the State aforesaid, 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 Julia E. Traxler

all that piece, parcel or lot of land in Greenville Township, Greenville County, State of South Carolina.

known and designated as Lot No. 35 of Lanneau Drive Highlands according to plat made by Dalton & Neves, Engineers, August 1937, and recorded in the R. M. C. Office for Greenville County in Plat Book D, pages 288-289, and having the following metes and bounds, to-wit:

Beginning at an iron pin on the Northern side of East Faris Road, joint Southern corner of Lots Nos. 34 and 35, which point is 50 feet West of the North-western intersection of East Faris Road with Ottoway Drive, and running thence along the dividing line of Lots Nos. 34 and 35 N. 26-13 W. 140 feet to a ten foot alley; thence along said alley S. 63-47 W. 50 feet to a point, joint rear corner of Lots Nos. 35 and 36; thence along the dividing line of Lots Nos. 35 and 36 S. 26-13 E. 140 feet to a point on East Faris Road; thence with East Faris Road N. 63-47 E. 50 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 him 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 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. 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.