

TITLE TO REAL ESTATE—G.T. 201

STATE OF SOUTH CAROLINA,
Greenville County.

KNOW ALL MEN BY THESE PRESENTS, That I, Susan Ryder Savage,

in the State aforesaid,
in consideration of the sum of
Six Hundred seventeen & 50/100-----, Dollars

to me in hand paid
at and before the sealing of these presents by
Ruth G. Bearden

(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
Ruth G. Bearden

All that certain piece, parcel or lot of land situate and being in the County and State aforesaid, and having the following metes and bounds, to-wit:

Beginning at a stake at the joint corner of Lots Nos. 253 and 254 and running South 25-23 E. 214.5 ft. to a stake; thence N. 56-0 E. 70.8 ft. to a stake; thence N. 25-23 W. 234.9 ft. to a stake on Woodvale Ave.; thence with Woodvale Ave. S. 40-47 W. 76.5 ft. to the beginning corner, being lot No. 254 of Traxler Park, plat of which is recorded in the office of R. M. C. for Greenville County, S. C., in Plat Book F, at pages 114 and 115.

SUBJECT, HOWEVER; TO THE FOLLOWING RESTRICTIONS:

1. No part of said lot shall be used for any purpose other than a single or multiple residence and out buildings properly appertenant thereto.
2. No part of said lot shall be occupied by any person of the negroid races except in the capacity of a servant.
3. Out buildings properly appertenant to a residence shall be confined to the rear half of the lot upon which they are built unless they shall be integral to the residence to which they appertain.
4. No part of any residence may be built or extend nearer to the front property line of said lot than 35 ft.
5. No residence may be built upon any lot fronting upon Byrd Boulevard or Park Drive which shall have when completed a reasonable value of less than \$4,000, and no residence may be built upon any lots fronting upon Rock Creek Drive, Woodvale Ave. or Mountivista Ave. which shall when completed have a reasonable value of less than \$3,500.
6. No spirituous or malt liquor shall ever be manufactured or sold upon said lot.
7. These restrictions are imposed for the benefit of the grantor and may be modified by it when strict modification is desired by him to the best interest of all concerned.