

TITLE TO REAL ESTATE—G.T. 201

STATE OF SOUTH CAROLINA, }
Greenville County

KNOW ALL MEN BY THESE PRESENTS, That I, Theodore Ellison,

_____ in the State aforesaid,
_____ in consideration of the sum of

Eight Hundred and no/100 _____ Dollars

to me _____ in hand paid

at and before the sealing of these presents by
C. C. and Marie R. Odell

(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
C. C. and Marie R. Odell, their heirs and assigns,

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

and having the following metes and bounds, to-wit:

Beginning at a stake on the South side of Woodvale Avenue at the corner of Lot No. 259 and running thence with said Avenue S. 87-17 W. 75.9' to a stake; thence S. 25-23 E. 232.9' to a stake; thence N. 71-12 E. 70.5' to a stake; thence with line of Lot No. 259 N. 25-23 W. 211.8' to the point of beginning, and being Lot No. 258 of Traxler Park.

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 outbuildings 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. Outbuildings 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 \$4000.00, and no residence may be built upon any lots fronting upon Rock Creek Drive, Woodvale Avenue or Mountivista Ave. which shall when completed have a reasonable value of less than \$3500.00.
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.