

STATE OF SOUTH CAROLINA,  
Greenville County.

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

\_\_\_\_\_ in the State aforesaid,  
\_\_\_\_\_ in consideration of the sum of  
Four Hundred and No/100 (\$400.00) Dollars

to me in hand paid  
at and before the sealing of these presents by Mary Jones Folger

(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  
Mary Jones Folger, her heirs and assigns forever:-

All that certain piece, parcel or lot of land situate, lying and being on the North side of East Lanneau Drive, near the City of Greenville, in the County of Greenville, State of South Carolina, being known and designated as Lot No. 67 and a triangular lot lying in the rear of Lot 67 as shown on plat of Lanneau Drive Highlands made by Dalton & Neves, Engineers, August, 1937, and recorded in the R. M. C. Office for Greenville County in Plat Book D, at page 305, and having, according to said Plat, the following metes and bounds, to-wit:-

BEGINNING at an iron pin on the North side of East Lanneau Drive, joint front corner of lots 67 and 68, and running thence along the line of lot 68, N. 1-36 W. 173.6 feet to an iron pin at joint rear corner of lots 67 and 68; thence N. 29-10 W. crossing a small branch 61.8 feet to an iron pin; thence S. 7-37 W. 75 feet to an iron pin at the Northwest corner of Lot No. 67; thence S. 10-11 W. again crossing the small branch and continuing 166.8 feet to an iron pin on the North side of East Lanneau Drive; thence along the North side of East Lanneau Drive N. 81-33 E. 74 feet to the beginning corner.

This property is conveyed subject to the following building restrictions:-

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. The Grantor 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 beverage shall be sold on the property.