

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 Four Hundred Forty and no/100 (\$440.00) DOLLARS,

to it in hand duly paid at and before the sealing and delivery of these presents by the grantee (S) 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 T. A. Hale

All that certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, known and designated as Lot No. 36 on plat of property of Country Club Estates, made by Dalton & Neves October 1926, recorded in Plat Book "G" at pages 190 and 191, having according to said plat a frontage on Douglass Avenue with a rear line of 50.3 feet and running back 150 feet on the East side of said lot and 143.33 feet more or less on the West side of said lot.

This conveyance is made subject to the following restrictions, which are imposed for the benefit of the grantor and may be modified by it when such modification is deemed by it to be to the best interest of all concerned.

- 1. Said property shall be used exclusively for residential purposes.
- 2. No building of any kind shall be erected nearer to the street than 35 feet.
- 3. The property herein conveyed shall never be sold, rented or otherwise disposed of to any person or persons having any percentage of negro blood.
- 4. No dwelling shall be erected on said property costing less than Three Thousand (\$3000.00) Dollars. This shall not apply to outbuildings appurtenant to a dwelling.
- 5. It is understood and agreed that 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.

TOGETHER with, all and singular, the rights, members, hereditaments and appurtenances to the said premises belonging or in anywise incident or appertaining. TO HAVE AND TO HOLD, all and singular, the premises before mentioned unto the grantee (S) hereinabove named, and his heirs and assigns forever.

And the said granting corporation does hereby bind itself and its successors to warrant and forever defend all and singular the said premises unto the grantee (S) hereinabove named, and his heirs and assigns, against itself and its successors, and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

In witness whereof, the said granting corporation has caused its corporate seal to be hereunto affixed and these presents to be subscribed by its duly authorized officers D. B. Traxler, President and Mary G. Traxler, Vice-President on this the 7th day of May, in the year of our Lord one thousand nine hundred and thirty-eight, and in the one hundred and sixty-second year of the Sovereignty and Independence of the United States of America.

Signed, Sealed and Delivered in the Presence of Doris Speegle and J. W. Norwood, Jr.

Traxler Real Estate Company
By D. B. Traxler, President
and Mary G. Traxler, Vice President

S. C. Stamps Cancelled, \$ 1 and 00 Cents.
U. S. Stamps Cancelled, \$ 0 and 55 Cents.

STATE OF SOUTH CAROLINA,
County of Greenville.

PERSONALLY appeared before me J. W. Norwood, Jr. and made oath that he saw D. B. Traxler as President and Mary G. Traxler as Vice President of Traxler Real Estate Company a corporation chartered under the laws of the State of South Carolina sign, seal with its corporate seal, and as the act and deed of said corporation deliver the within written deed, and that Doris Speegle he, with Doris Speegle, witnessed the execution thereof.

SWORN to before me, this 7th day of May, A. D. 1938
Doris Speegle (SEAL)
Notary Public for South Carolina.

J. W. Norwood, Jr.

Recorded May 5th, 1943 at 10:47 o'clock A. M. BY: E.G.