

STATE OF SOUTH CAROLINA, }
Greenville County. }

KNOW ALL MEN BY THESE PRESENTS, That I. J. D. Eskew,

.....in the State aforesaid,
.....in consideration of the sum of
Two Hundred and Fifty and no/100 (\$250.00) Dollars

to me.....in hand paid
at and before the sealing of these presents by
W. J. Bates

(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
W. J. Bates

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

having the following metes and bounds:

Beginning at joint corner of Lots Nos. 115 and 116 on Park Drive and running thence N. 15-25 E. 290.2' to a stake; thence S. 60-28 E. 110' to a stake; thence S. 24-20 W. 286.7' to a stake on Park Drive; thence N. 57-34 W. 65' to the beginning corner and being Lot No. 116 of Traxler Park, plat of which is recorded in the Office of R. M. C. for Greenville County.

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 property 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 property appertenant to a residence shall be confined to the rear half of the lot which they are built, unless they shall be integral to the residence to which they appertain.

4. No part of any resident may be built or extend nearer to the front property line of said lot than 35 feet.

5. No residence may be built upon any lot fronting upon Byrd Blvd. or Park Drive which shall have, when completed, a reasonable value of less than \$4,000.00 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 \$3,500.00.

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.