

TITLE TO REAL ESTATE

KEYS PRINTING CO.

THE STATE OF SOUTH CAROLINA, }
County of Greenville.

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

..... in the State aforesaid,
..... in consideration of the sum of
One Thousand and no/100 (\$1,000.00) Dollars

to me in hand paid
at and before the sealing of these presents by
E. E. Mitchell

(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
E. E. Mitchell, his heirs and assigns forever;
those certain pieces, parcels or lots of
All that piece, parcel or lot of land in Greenville Township, Greenville County, State of South Carolina.

situate lying and being in a subdivision known as Lanneau Drive Highlands, near the City of Greenville, South Carolina, and more particularly shown as Lots Nos. 45 and 46 on Plat of said subdivision 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:

Beginning at an iron pin on Northern side of East Faris Road, joint Southern corners of Lots Numbered 44 and 45, and running thence with East Faris Road S. 63-47 W. 97 feet to an iron pin, the intersection of East Faris Road and Lanneau Drive; and running thence with Lanneau Drive S. 16-29 E. 80 feet to an iron pin; thence S. 10-3/4 E. 64.2 feet to an iron pin; thence N. 63-47 E. 65 feet to an iron pin, joint rear corners of Lots Numbered 44 and 45; thence S. 26-13 E. 140 feet along the dividing line of Lots Nos. 44 and 45 to an iron pin, the point of beginning.

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 him to be to the best interest of all concerned.

1. This property is for residential purposes only.
2. No residence shall be erected on said property that 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 35 feet or nearer than 5 feet to any property line.
5. Nothing that constitutes a nuisance or injury to others' property shall be permitted.
6. Grantor reserves a right to place along the street an alley on which said lot abuts, sewer pipes, electric wires and any lines of pipes for public utilities without compensation the grantee or his heirs or assigns.
7. No whiskey or intoxicated beverages shall be sold on property.