

TITLE TO REAL ESTATE

KEYS PRINTING CO.

THE STATE OF SOUTH CAROLINA, }
County of Greenville.

KNOW ALL MEN BY THESE PRESENTS, That Judson W. Chapman

.....in the State aforesaid,
.....in consideration of the sum of
Seven Hundred and Twenty (\$720.00) Dollars

to me in hand paid
at and before the sealing of these presents by
J. William Chapman, Jr.,

(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
J. William Chapman, Jr.,

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 an iron pin on the north side of Rock Creek Drive, joint corner of
Lots Nos. 281 and 280, and running thence with line of lot 281, N. 25-23 W. 278 feet to an iron
pin; thence N. 56-0 E. 141.6 feet to an iron pin; thence with the line of Lot No. 278 S. 25-23
E. 295 feet to an iron pin on the North side of Rock Creek Drive; thence with the North side of
Rock Creek Drive, S. 55-10 W. 71 feet to an iron pin; thence S. 70-50 W. 70.4 feet to the
beginning corner, and being known and designated as Lots 279 and 280 on plat of Traxler Park,
revised by Dalton & Neves, March, 1941, and recorded in the R. M. C. Office for Greenville
County.

Subject, however, to the following restrictions:

1. No part of said lots shall be used for any purpose other than a single or multiple residence and out buildings properly appurtenant thereto.
2. No part of said lots shall be occupied by any person of the Negroid races except in the capacity of a servant.
3. Out buildings properly appurtenant 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 feet.
5. No residence shall be built upon any lot fronting on Rock Creek Drive 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 lots.
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 interests of all concerned.