

BOOK 537 PAGE 54

OCT 15 9 51 AM 1955

State of South Carolina,

Greenville County

OLLIE FARNSWORTH  
R. M. C.

For True Consideration See Affidavit

Book 18 Page 134



Know all Men by these Presents, That

DAVID G. TRAXLER, TRUSTEE

in the State aforesaid,

in consideration of the sum of TEN AND No/100- - - - - Dollars  
and other valuable considerations;

to me paid by

DAVID G. TRAXLER

in the State aforesaid, the receipt whereof is hereby acknowledged, have granted, bargained, sold and re-  
leased, and by these presents do grant, bargain, sell and release unto the said

DAVID G. TRAXLER

All that piece, parcel or lot of land in Chick Springs Township, Greenville County, State

of South Carolina, lying and being situate on the Westerly side of Rutherford Road, being known and designated as Lot No. 302 according to plat of Piedmont Estates, prepared by Delton & Neves, December, 1944, as recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book "L" at page 123, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Westerly side of Rutherford Road at joint front corner of Lots Nos. 302 and 303; thence along the joint line of those lots N. 86-12 W. 161.2 feet to an iron pin at joint rear corner of Lots Nos. 302 and 303; thence S. 3-20 E. 85 feet to an iron pin at joint rear corner of Lots Nos. 301 and 302; thence along the joint line of the said lots N. 86-40 E. 160 feet to an iron pin on the Westerly side of Rutherford Road at joint front corner of Lots Nos. 301 and 302; thence along the said Rutherford Road N. 3-20 W. 65 feet to an iron pin at the joint front corner of Lots Nos. 302 and 303, the point of beginning.

The above described property is conveyed subject to the following restrictions:

1. No portion thereof shall be used for any purpose other than residences for white persons only, except as to servants of the occupants and shall never be sold, rented or otherwise disposed of to any person other than an American of the white or Caucasian race, or be used in any manner which may render neighborhood property less desirable for residential purposes.
2. No trailer, basement, tent, shack, garage, barn or other outbuildings erected upon any of the said property shall at any time be used as a residence temporarily or permanently, nor shall any residence of a temporary character be permitted, nor shall any part of said property be used as a tourist or trailer camp.
3. No more than one dwelling house shall be erected on any lot shown on said plat of Piedmont Terrace, (provided however, this prohibition shall not prevent the erection of servants' quarters appurtenant to the dwelling).
- 4.. No residence shall be erected on any lot in this subdivision, excluding the lot,