

TITLE TO REAL ESTATE

WALKER, EVANS & COGSWELL CO., CHARLESTON, S. C. 97307

STATE OF SOUTH CAROLINA, }  
Greenville County. }

KNOW ALL MEN BY THESE PRESENTS, That I, Mary G. Traxler,

in the State aforesaid

in consideration of the sum of Fifty two hundred fifty and no/100

DOLLARS,

(of which \$4,500.00 is mortgage indebtedness assumed by grantee)

to me paid by Guy B. Foster

in the State aforesaid, 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 Guy B. Foster,

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

in School District 8-G, known as lot number thirty-nine ( No. 39) on plat of Country Club Estates made by Dalton & Neves, October, 1926, plat recorded in R. M. C. O. for said county in Plat Book G, pages 190 and 191, and having the following courses and distances according to said plat:

Beginning at an iron pin on the south side of Douglass Drive, corner of lot No. 40, and running thence with Douglass Drive N. 66-38 E. 50 feet to iron pin, corner of lot No. 38; thence with line of said lot S. 23-22 E. 130 feet to iron pin, corner of lot No. 52; thence with line of said lot S. 66-38 W. 50 feet to iron pin, corner of lot No. 40; thence with line of said lot N. 23-22 W. 130 feet to the beginning corner.

This conveyance is made subject to the following restrictions which are imposed for the benefit of the grantor, and may be modified by her when such modification is deemed by her 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 to cost less than \$3000.00.
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 the street than 35 feet or nearer than 5 feet of any property line.
5. Nothing that constitutes a nuisance or injury to others' property shall be permitted.
6. Grantor reserves the right to place along the streets and alleys on which said lot abuts, or to authorize the laying and placing, sewer pipes, electric wires, car tracks, and any lines or pipes for public utilities without compensating the grantee or his heirs or assigns.
7. No whiskey or intoxicating beverages shall be sold on the property.
8. Grantee is to pay all taxes for the year 1938.