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The State of South Carolina,  
County of GREENVILLE

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GREENVILLE CO. S. C.

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OLLIE FARNSWORTH  
R. M. C.

KNOW ALL MEN BY THESE PRESENTS, That I, KATHERINE PEGRAM DICKSON,

in the State aforesaid, in consideration of the sum of  
THIRTY-ONE THOUSAND FIVE HUNDRED (\$31,500.00) Dollars,

to me in hand paid at and before the sealing of these presents by  
RAYMOND G. EMERY

(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 RAYMOND G. EMERY, his Heirs and Assigns, forever:

All that certain piece, parcel, or lot of land, situate in the County and State aforesaid, in Greenville Township, and being designated as Lot No. 200 and a portion of Lot No. 199 of Traxler Park, according to a plat of said subdivision recorded in Plat Book F at Pages 114 and 115 in the R. M. C. Office for Greenville County, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the North side of Woodvale Avenue at the joint corner of Lots Nos. 200 and 201 and thence running N. 25-23 W. 212 feet to an iron pin in the line of Lot No. 197; thence running with the line of that lot N. 64-37 E. 126.2 feet to an iron pin in a road; thence with said road S. 64-09 E. 26.6 feet to the corner of Lot No. 198; thence S. 64-37 W. 40.9 feet to an iron pin; thence S. 25-23 E. 204.5 feet to an iron pin on Woodvale Avenue; thence with Woodvale Avenue S. 71-12 W. 102.7 feet, more or less, to the beginning corner.

This is the identical property conveyed to me by D. R. Dickson by his deed dated August 21, 1943, recorded in the Office of the R. M. C. for Greenville County, South Carolina, in Deed Book 257, at Page 167.

This conveyance is made subject to the following restrictions:

- (1) No part of said lot shall be used for any purpose other than a single or multiple residence and outbuildings properly appurtenant 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) Outbuildings 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 near to the front of the property line of said lot than 35 feet.
- (5) No residence may be built upon any lot fronting upon Byrd Boulevard or Park Drive which shall have when completed