

The State of South Carolina,
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

paid August 1935
Caine Realty & Mortgage Company

SEND GREETING:

WHEREAS, *it* the said *Caine Realty & Mortgage Company*
in and by *its* certain *Representative* note in writing, of
even date with these presents, well and truly indebted to

Edwin M. Meares
in the full and just sum of *One Hundred Ten & No. 00 (\$110.00)*
Dollars, to be paid *August 15, 1935*

with interest thereon, from *after maturity* at the rate of *7* per cent. per annum to be
computed and paid *Semi-annually*

until paid in full; all interest not paid when due to bear interest at the same rate as principal; and if any portion of
principal or interest be at any time past due and unpaid, then the whole amount evidenced by said note to become immediately due, at the option of the holder hereof, who may
sue thereon and foreclose this mortgage; said note further providing for an attorney's fee of

ten (10%) per cent. besides all costs and expenses of collection, to be
added to the amount due on the said note, to be collectible as a part thereof, if the same be placed in the hands of an attorney for collection, or if said debt, or any part thereof,
be collected by an attorney or by legal proceedings of any kind (all of which is secured under this mortgage); as in and by the said note, reference being thereunto had, will
more fully appear.

NOW, KNOW ALL MEN, That *it* the said *Caine Realty & Mortgage Company*
in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said

Edwin M. Meares
according to the terms of the said note, and also in consideration of the further sum of Three Dollars, to *it* the said
Caine Realty & Mortgage Company
in hand well and truly paid by the said

Edwin M. Meares
at and before the signing of these Presents, 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 *Edwin M. Meares*
all those two certain lots, pieces or parcels of land in Greenville Township, Greenville
County, State of South Carolina, and being known and design-
ated as Lots Nos. 150 and 151 of East Park, as shown on plat recorded in Plat Book A,
at Page 383, and being more particularly described as follows:

Beginning at a stake on the west side of Naviland Avenue, formerly Smith Avenue, cor-
ner of Lot # 149 and running thence with line of Lot 149 in a North westerly
direction 174 feet to a stake; thence N. 33-30 E. 80 feet to a stake; thence in a Southeast-
erly direction 140 feet to a stake on Naviland Avenue; thence with the west side of said
Naviland Avenue, formerly Smith Avenue, in a Southerly direction 110 feet to the beginn-
ing corner. Being the same lots of land conveyed to the Caine Realty & Mortgage Com-
pany, as shown by deed dated July 5, 1934, and recorded in the office of the Register
of Meane Conveyance for Greenville County in Book J, Page 379.

Also all those two certain pieces, parcels and lots of land situate, lying and being in the
County of Greenville, State of South Carolina, in a subdivision known as *Traxler Park*,
a plat of which is of record in the R.M.C. Offices for said County in Plat Book F, at
pages 114 and 115, and being designated on said plat as Lot No. 219 and lot No. 220,
and for a fuller and more complete description of said lots reference to said plat
is hereby made, Being the same lots of land conveyed to the Caine Realty & Mortgage
Company, as shown by deed dated July 5, 1934, and recorded in the Office of the Register of Meane
Conveyance for Greenville County in Book J, page 379.

Subject to, and upon the following conditions and restrictions, which are expressly for
the benefit of all persons owning lots in said *Traxler Park* subdivision, to wit:

1. This property or any part thereof shall never be sold, rented, or otherwise disposed
of to any person having any percentage of negro blood.
2. No liquor or ardent spirits shall ever be sold on said premises.
3. The property shall be used for residential purposes only, and no use shall ever
be made thereof which would constitute a nuisance or injure the value of neighboring lots.
4. No dwelling house costing less than \$3,500.00 shall be erected on said property, nor shall
any building be erected nearer any of the streets, avenues, and roadways shown on said
plat, than 35 feet.
5. The grantor reserves the right to lay and place or to authorize the laying and placing of
street car tracks, sewers, gutters, paving and pipes the erection of telephone, telegraph and e-
lectric light wires and poles or the placing of any other public utility in or along any
of the streets and roadways, without liability to compensate any lot owner.

*J. B. Withers
R. M. Baine
Sept 4th
#9859
9/20*