

TITLE TO REAL ESTATE

STATE OF SOUTH CAROLINA,
Greenville County.

KNOW ALL MEN BY THESE PRESENTS, That I, Theodore Ellison,

in the State aforesaid.

in consideration of the sum of Five Hundred and no/100 (\$500.00)

DOLLARS,

to me paid by G. H. Cleveland

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 G. H. Cleveland, his heirs and assigns,

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

more particularly described as follows, to-wit:

All that piece, parcel or lot of land situate lying and being in the county and state aforesaid, on the south side of Woodvale Avenue, and having the following metes and bounds, to-wit:

Beginning at a stake at corner of lot No. 260 and running thence S. 72-49 W. 70.7' to a stake; thence S. 25-28 E. 211.8' to a stake; thence N. 71-12 E. 70.5' to a stake; thence N. 25-23 W. 210' to the point of beginning, and being lot 259 Traxler Park:

Subject, however, to the following restrictions:

1. No part of said lot shall be used for any purposes 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 are appurtenant.

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 may be built upon any lot fronting upon Byrd Boulevard or Park Drive which shall have when completed a reasonable value of less than \$4000.00 and no residence may be built upon any lots fronting upon Rock Creek Drive, Woodvale Avenue or Mountivista Avenue, which shall have when completed a reasonable value of less than \$3500.00.

6. No spiritous liquor or malt liquor shall ever be manufactured or sold upon said lot.

7. These restrictions are imposed for the benefit of the grantor and may be modified for the best interest of all concerned.