

TITLE TO REAL ESTATE

STATE OF SOUTH CAROLINA.

County of Greenville.

KNOW ALL MEN BY THESE PRESENTS, THAT THE South Carolina National Bank of Charleston,

a corporation chartered under the laws of the State of United States of America, and having its principal place of business at Greenville in the State of South Carolina for and in consideration of the sum of Ten (\$10.00) Dollars and other valuable consideration,

to it in hand duly paid at and before the sealing and delivery of these presents by the grantee(s) hereinafter named (the receipt whereof is hereby acknowledged) has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto R. M. Cain, Romayne Barnes and

Albert J. Quigley, their heirs and assigns:-

All those certain lots of land situate, lying and being near the City of Greenville, in the County of Greenville, State of South Carolina, being known and designated as Lots No. 133, 256, 257, 282, 283, 284, 285, 286, and 290, as shown on plat of Traxler Park made by R. E. Dalton, Engineer, recorded in the R. E. C. Office for Greenville County, S. C., in Plat Book G, at pages 115 and 116, reference being hereby made to said plat for a full and complete description of said lots by metes and bounds, courses and distances.

Subject, however, 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 negro or 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 nearer to the front property line of said lot than 35 feet.
5. No residence may be built upon any lot fronting upon Fred Boulevard or Park Drive which shall have when completed a reasonable value of less than \$1,000, and no residence may be built upon any lots fronting upon Rock Creek Drive, Woodvale Avenue or Montivista Avenue which shall when completed have a reasonable value of less than \$3,500.00.
6. No spirituous 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 by it when strict modification is desired by it to the best interest of all concerned.