

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

..... one of
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 and in consideration of
the sum of Three Hundred and no/100 (300.00) DOLLARS,

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 Danson O. Pressly and Lucy E.

Pressly, their Heirs and assigns forever:-

All that certain piece, parcel or lot of land situate, lying and being on the North side of Rock Creek Drive, near the City of Greenville, in the County of Greenville, State of South Carolina, being known and designated as Lot No. 271 on plat of Traxler Park, made by R. E. Dalton, Engineer, recorded in the R. M. C. Office for Greenville County, S. C., in Plat Book G, at pages 115 and 116, and having, according to said plat, the following metes and bounds, to-wit:-

Beginning at an iron pin on the North side of Rock Creek Drive, joint front corner of Lots No. 270 and 271 and running thence with the line of Lot No. 270, N. 25-23 W. 263.4 feet to an iron pin; thence S. 71-12 W. 70.5 feet to an iron pin joint rear corner of Lots No. 271 and 272, thence with the line of Lot No. 272, S. 25-23 E. 260.3 feet to an iron pin on the North side of Rock Creek Drive; thence with the North side of Rock Creek Drive, N. 73-50 E. 70.9 feet to the beginning corner.

This property is conveyed subject to the following building restrictions:

- (1) No part of said lot shall be used for any purpose other than a single or multiple residence and out buildings property 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) Out buildings 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 Rock Creek Drive which, when completed, shall have a reasonable value of less than \$5,500.00.
- (6) No spiritous 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 deemed by it to be the best interest of all concerned.