

THE STATE OF SOUTH CAROLINA,
County of Greenville.

KNOW ALL MEN BY THESE PRESENTS, That A. F. Ballentine,

.....in the State aforesaid,
.....in consideration of the sum of

Four hundred Dollars (\$400.00) DOLLARS

to mein hand paid
at and before the sealing of these presents by.....

Vincent A. Pruitt

(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

Vincent A. Pruitt

All that certain piece, parcel, or lot of land situate in being in the State and County aforesaid, and having the following metes and bounds, to-wit: Beginning at a stake on the south side of Mountvista Avenue on the corner of lot #187 and running thence with line of said lot S. 25-23 E. 225 feet to a stake thence N. 64-37 E. 70 ft. to a stake; thence N. 25-23 W. to Mountvista Ave.; thence with Mountvista Ave. S. 64-37 W. 70 ft. to the point of beginning, and being lot No. 188 of Traxler Park, 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 appertenant 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 appertenant 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 ft.
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 Ave. or Mountvista Ave. which shall when completed, have a reasonable value not less than \$3500.00
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 him to the best interest of all concerned.