

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 Three hundred & no/100 DOLLARS,

to it in hand duly paid at and before the sealing and delivery of these presents by the grantee 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 David B. Ekstrom, Jr.

All that certain piece, parcel or lot of land situate and being in the County and State aforesaid, and having the following metes and bounds, to-wit:

Beginning at a stake at joint corner of Lots Nos. 271 and 270 and running North 74-17 E. 71 feet on Rock Creek Drive, to a stake; thence North 25-23 W. 278.5 feet to a stake; thence South 71-12 W. 71 feet to a stake; thence South 25-23 East 275 feet to the beginning corner, being Lot No. 270 of Traxler Park, plat of which is recorded in Office of R. M. C. for Greenville County.

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 out buildings 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 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 \$4,000.00, and no residence may be built upon any lots fronting upon Rock Creek Drive, Woodvale Ave. or Mountivista Ave. 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 him to the best interest of all concerned.

The grantee assumes Greenville County taxes for 1939 and subsequent years.