

STATE OF SOUTH CAROLINA,
Greenville County,

KNOW ALL MEN BY THESE PRESENTS, That I. H. W. Provence

.....in the State aforesaid,
.....in consideration of the sum of
Six Hundred and Twenty-five and no/100 (\$625.00) Dollars

to me.....in hand paid
at and before the sealing of these presents by.....
Fletcher S. Stone

(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
Fletcher S. Stone

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

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

Beginning at a stake at the corner of lot No. 218 and running thence with Woodvale Avenue N. 64-37 E. 70' to stake; thence with line of lot No. 216 N. 25-23 W. 220' to a stake; thence S. 64-37 W. 70' to a stake; thence with the line of lot No. 218 S. 25-23 E. 220' to the point of the beginning, and being lot No. 217 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. Outbuildings 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 shall 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 \$4,000.00 and no residence may be built upon any lots fronting upon Rock Creek Drive, Woodvale Ave. or Mountvista Ave. which shall have when completed 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 plat of Traxler Park above referred to is recorded in the R. M. C. Office for Greenville County, S. C., in Plat Book F, at pages 114 and 115.