

TITLE TO REAL ESTATE

STATE OF SOUTH CAROLINA,
County of Greenville.

KNOW ALL MEN BY THESE PRESENTS, That Conyers & Gower, Inc.,

a corporation chartered under the laws of the State of South Carolina,
Greenville and having its principal place of business at
in the State of South Carolina for and in consideration of
the sum of Four Hundred Nineteen & 50/100 (\$419.50) 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 A. H. Hawkins and Lalla M. Hawkins,
Hawkins, their heirs and assigns:-

All that certain piece, parcel or lot of land, situate, lying and being on the Northwest side of Highland Drive, near the City of Greenville, in the County of Greenville, State of South Carolina, being known and designated as Lot No. 4, Block A, Section 1, on plat of East Highlands Estates, made by Dalton & Neves, Engineers, April, 1940, and recorded in the R. M. C. Office for Greenville County, S. C., in Plat Book K, at pages 35 and 36, and having, according to said plat, the following metes and bounds, to-wit:-

Beginning at an iron pin on the Northwest side of Highland Drive, joint front corner of Lots No. 3 and 4 of Block A, and running thence with the line of Lot No. 3, N. 52-43 W. 301.9 feet to an iron pin on the Southeast side of a 5 foot strip reserved for utilities; thence with the Southeast side of said strip, S. 37-00 W. 70 feet to an iron pin; thence with the line of Lot No. 5, S. 52-43 E. 318.4 feet to an iron pin on the Northwest side of Highland Drive; thence with the Northwest side of Highland Drive, N. 23-43 E. 72 feet to the beginning corner.

This lot is conveyed subject to the following building restrictions:-

- (1) The property herein conveyed shall be used for residential purposes only.
- (2) The lot herein conveyed shall never be sold, rented or otherwise disposed of to negroes or persons of African descent.
- (3) No residence shall be erected on said lot costing less than Three Thousand (\$3,000.00) Dollars.
- (4) The building line as shown on the recorded plat and also all other restrictions shown on said plat are to be strictly adhered to.

State of South Carolina,
County of Greenville.

For value received, The South Carolina National Bank of Charleston, the owner and holder of that mortgage given to it for Fifteen Thousand Four Hundred (\$15,400.00) Dollars by Conyers & Gower, Inc., on March 27, 1936, and recorded in the R. M. C. Office for Greenville County, S. C., in Mortgages Volume 158, at page 99, does hereby release and forever discharge the within described lot from the lien of its said mortgage.

In witness whereof, the undersigned has caused this instrument to be signed by its duly authorized officers and its corporate seal to be hereunto affixed, the 21 day of November, 1941.

In the presence of:

J. C. Nelson

W. E. Henderson

State of South Carolina,
County of Greenville.

The South Carolina National Bank of Charleston (L.S.)

BY: Ernest Patton, Vice President.

And: A. P. Youmans, Assistant Cashier.

Personally appeared before me J. C. Nelson, and made oath that he saw the within named Ernest Patton, as Vice President, and A. P. Youmans, as Assistant Cashier of The South Carolina National Bank of Charleston, sign, seal with its corporate seal and as the act and deed of said corporation deliver the foregoing written release, and that he, with W. E. Henderson witnessed the execution thereof.

Sworn to before me this 21 day of November, A. D. 1941.

J. C. Nelson

W. E. Henderson (L. S.)

Notary Public for South Carolina.