

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 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 Eighty-five and no/100 (\$385.00) 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 J. B. Childs and Mamie Louise

Childs, their Heirs and Assigns, forever:

All that certain piece, parcel or lot of land situate, lying and being on the Southeast 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. 3 of Block B, 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 page 35, and having, according to said plat, the following metes and bounds, to-wit:-

Beginning at an iron pin on the Southeast side of Highland Drive, at joint front corner of Lots No. 2 and 3, of Block B, and running thence with the line of Lot No. 2, S. 60-45 E. 262.4 feet to an iron pin on the Northwest side of a 5 foot strip reserved for utilities; thence with the Northwest edge of said strip reserved for utilities, S. 16-11 W. 58 feet to an iron pin at the rear corner of Lots No. 3 and 4; thence with the line of Lot No. 4, N. 64-32 W. 268.8 feet to an iron pin on the Southeast side of Highland Drive; thence with the Southeast side of Highland Drive, N. 23-45 E. 75 feet to the beginning corner.

This property is conveyed subject to the following building restrictions:

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