

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 Two Hundred Sixteen and 50/100 (\$216.50) 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 Vesta Orr Abercrombie, her Heirs and Assigns, forever:

All those certain pieces, parcels or lots of land situate, lying and being on the Northeast side of Sycamore Drive near the City of Greenville, in the County of Greenville, State of South Carolina, known as Lots 71 and 72 on plat of East Lynne made by Dalton & Neves, Engineers, June, 1931, recorded in the R. M. C. Office for Greenville County, S. C. in Plat Book "H" at page 195 and having, according to said plat, the following metes and bounds, to-wit:

Beginning at an iron pin on the Northeast side of Sycamore Drive at joint front corner of Lots 70 and 71 and running thence with the line of Lot 70 N. 9-14 W. 157.7 feet to an iron pin; thence with the rear line of Lots 37 and 38 S. 81-02 W. 50 feet to an iron pin; thence with the line of Lot 73 S. 9-14 E. 129.8 feet to an iron pin on the northeast side of Sycamore Drive; thence with the northeast side of Sycamore Drive S. 70-16 E. 57.2 feet to the beginning corner.

This is a portion of the property conveyed to Conyers & Gower, Inc. by deed of Laurens Road Development Company dated December 13, 1943, recorded in the R. M. C. Office for Greenville County in Deed Book 259 at page 302.

The above described property is conveyed subject to the following building restrictions:

1. The lot 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 \$1500.00
4. The building line as shown on the recorded plat and also other restrictions shown on said plat are to be strictly adhered to.