

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 Forty and no/100 (\$340.00) 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 L. W. Stahl and Callie Stahl, their Heirs and Assigns, forever:

All that certain piece, parcel or lot of land situate, lying and being on the Southwest side of Claremore Avenue, near the City of Greenville, in the County of Greenville, State of South Carolina, being shown as Lot 4, Block L, Section 5, on plat of East Highlands Estates made by Dalton & Neves, Engineers, February 1941, recorded in the R. M. C. Office for Greenville County, S. C., in Plat Book K, at pages 78, 79 and 80, and having, according to said plat, the following metes and bounds, to-wit:

Beginning at an iron pin on the Southwest side of Claremore Avenue at joint front corner of Lots 3 and 4 of Block L, and running thence with the line of Lot 3, S. 54-11 W. 179 feet to an iron pin on the Northeast side of a 10 foot alley; thence with the Northeast side of said alley, S. 37-49 E. 50.8 feet to an iron pin in center of a 3 foot strip lying between Lots 4 and 5 over which an easement is reserved for drainage; thence with the line of Lot 5, and through the center of said 3 foot strip over which the grantor reserves drainage rights, N. 60-27 E. 172.3 feet to an iron pin on the Southwest side of Claremore Avenue; thence with the Southwest side of Claremore Avenue, N. 30-41 W. 70 feet to the beginning corner.

There is located between Lots 4 and 5 of Block L, on the plat referred to above, a drain ditch 3 feet in width, one-half of said drain ditch lying within the boundary of the lot hereby conveyed and the other one-half lying within the boundary of Lot 5, adjacent thereto, and the grantor reserves to itself, its successors and assigns, the right and easement to maintain said drain ditch and keep it open where it is now located for the purpose of draining off any surface water that may fall on any of the property shown on said plat.

This property is conveyed subject to the building restrictions and restrictive covenants set forth in instrument dated February 26, 1941, and recorded in the R. M. C. Office for Greenville County, S. C., in Deed Book 231, at page 1.