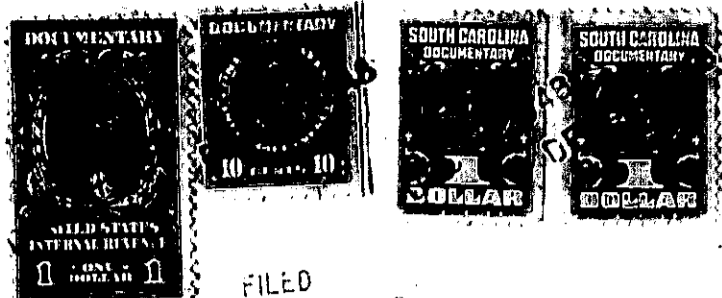


Title to Real Estate by a Corporation—Prepared by Rainey and Fant, Attorneys at Law, Greenville, S. C.

State of South Carolina,
County of Greenville..



FILED
GREENVILLE CO. S. C.

DEC 17 2 35 PM 1948

KNOW ALL MEN BY THESE PRESENTS That **Conyers & Governor, The.,**
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 **Seven Hundred Fifty & no/100** - - - - - dollars,
- - - - - (\$750.00) - - - - -

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. McDuffie Bruce, his heirs and assigns,**
forever:

All that certain piece, parcel or lot of land situate, lying and be-
ing on the Southwest side of Carolina Avenue, near the City of Greenville,
in the County of Greenville, State of South Carolina, being shown as
Lot No. 2, Block "I", 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, pages 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 Carolina Avenue,
joint front corner of Lots 1 and 2, Block "I", and running thence with
the line of Lot 1, S. 26-40 W. 256.8 feet to an iron pin on the North
side of a five-foot strip of land reserved for utilities; thence along
the North edge of the strip of land reserved for utilities, S. 61-01 E.
48 feet to an iron pin; thence with the line of Lot 3, N. 34-26 E. 213
feet to an iron pin on the Southwest side of Carolina Avenue; thence
with the Southwest side of Carolina Avenue, N. 31-31 W. 90 feet to the
beginning corner.

This lot 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 \$3,500.00.
4. The building line as shown on the recorded plat and also other restrictions shown on said plat are to be strictly adhered to.

264-10-2