

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 Ninety-five and no/100 (\$395.00) 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 George B. Pepper, his heirs and assigns:-

All that certain piece, parcel or lot of land situate, lying and being on the Southwest side of Laurens Road, near the City of Greenville, in the County of Greenville, State of South Carolina, being known and designated as Lot No. 21 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 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 Southwest side of Laurens Road, joint front corner of Lots 20 and 21 of Block B, said pin being 150 feet in a Northwesterly direction from the corner of Laurens Road and Wait Street, and running thence with the Southwest side of Laurens Road, N. 52-32 W. 75 feet to an iron pin; thence along the Southeast edge of a 5 foot strip reserved for Utilities, S. 16-11 W. 266.6 feet to an iron pin on the North side of an alley; thence with the North side of said alley S. 37-49 E. 70 feet to an iron pin; thence with the line of lot 20 N. 16-11 E. 239.4 feet to the beginning corner.

The lot herein conveyed is subject to the following 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 \$2,500.00.
- (4) The building line as shown on the recorded plat and also other restrictions shown on said plat are to be strictly adhered to.

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, this 9th day of February, 1942.

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| In the Presence of: | The South Carolina National Bank of Charleston, (L.S.) |
| W. E. Henderson | BY: Ernest Patton, Vice President. |
| J. C. Nelson | And: A. P. Youmans, Assistant Cashier. |

State of South Carolina,
County of Greenville.

Personally appeared before me W. E. Henderson, 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 J. C. Nelson, witnessed the execution thereof.

Sworn to before me this 9th day of February, 1942. W. E. Henderson.

J. C. Nelson (L. S.)
Notary Public for South Carolina.