

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 One Hundred Ninety-five and no/100 (\$195.00) 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 Jonah B. and Bertie Tweed,

their heirs and assigns:

All that certain piece, parcel or lot of land situate, lying and being on the south-east side of West View Avenue, near the City of Greenville, in the County of Greenville, State of South Carolina, being known and designated as Lot No. 13, Block C, Section 2, on Plat of East Highland Estates made by Dalton & Neves, Engineers, May, 1940, recorded in the R. M. C. Office for Greenville County, S. C., in Plat Book K, at page 44, and having, according to said plat, the following metes and bounds, to-wit:

Beginning at an iron pin on the southeast side of West View Avenue at joint front corner of Lots No. 13 and 14 of Block C, and running thence with the line of Lot No. 14, S. 52-50 E. 121.2 feet to an iron pin on the northwest edge of a 5-foot strip reserved for utilities; thence with the northwest edge of said strip reserved for utilities, S. 47-43 W. 61 feet to an iron pin; thence along the northeast edge of said strip reserved for utilities, N. 52-50 W. 110 feet to an iron pin on the southeast side of West View Avenue; thence along the southeast side of West View Avenue, N. 37-00 E. 60 feet to the beginning corner.

The above lot is conveyed subject to the following building restrictions:

- (1) The lot herein conveyed shall never be sold, rented or otherwise disposed of to negroes or persons of African descent.
- (2) The lot herein conveyed shall be used exclusively for residential purposes.
- (3) No residence shall be erected on said lot costing less than \$1750.00.
- (4) The building line as shown on the recorded plat and the other restrictions shown on said plat are to be strictly adhered to.