

TITLE TO REAL ESTATE

STATE OF SOUTH CAROLINA, }

County of Greenville.

KNOW ALL MEN BY THESE PRESENTS, That CONYERS AND 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 SEVENTY-FIVE AND NO/100 (\$275.00) 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 Laura Messer and Gordon Messer, their heirs and assigns-

All that certain piece, parcel or lot of land situate, lying and being on the West side of Carolina Avenue, near the City of Greenville, in the County of Greenville, State of South Carolina, being known and designated as Lot No. 3 of Block K, 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 West side of Carolina Avenue at joint front corner of Lots No. 2 and 3 of Block K, and running thence with the line of Lot No. 2, N. 83-44 W. 166.2 feet to an iron pin on the East side of a five foot strip reserved for utilities; thence along the East side of said strip of land reserved for utilities, S. 7-13 E. 40 feet to an iron pin; thence with the line of Lot No. 4, S. 62-02 E. 162 feet to an iron pin on the West side of Carolina Avenue; thence with the West side of Carolina Avenue along a curved line to an iron pin (the chord of which is N. 9-56 E. 100 feet), the beginning corner.

property

The above described/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 \$2,000.00
- (4) The building line as shown on the recorded plat and also other restrictions shown on said plat are to be strictly adhered to.