

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 Two Hundred Fifty and no/100 (\$250.00) 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

E. L. Jennings and Martha Jennings, their Heirs and Assigns, forever:

All that certain piece, parcel or lot of land situate, lying and being at the Northeast corner of West View Avenue and Willow Spring Drive, near the City of Greenville, in the County of Greenville, State of South Carolina, known and designated as Lot No. 12, Block C, Section 2, on plat of East Highlands 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 at the Northeast corner of the intersection of West View Avenue and Willow Spring Drive and running thence with the North side of Willow Spring Drive, N. 85-28 E. 115.7 feet to an iron pin; thence continuing with Willow Spring Drive, N. 60-56 E. 100 feet to an iron pin; thence with the line of Lot No. 11, N. 52-50 W. 189.4 feet to an iron pin on the Southeast side of West View Avenue; thence with the Southeast side of West View Avenue, S. 16-45 W. 180 feet to the beginning corner.

This property 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 \$2,500.00.
- (4) The building line as shown on therecorded plat and also other restrictions shown on said plat are to be strictly adhered to.