

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 Eighty and no/100 (\$380.00) 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 W. E. Phillips and Ina G. Phillips, their Heirs and Assigns forever:

All that certain piece, parcel or lot of land situate, lying and being on the Northwest side of Highland Drive near the City of Greenville, in the County of Greenville, State of South Carolina known as Lot No. 3 of Block A on plat of East Highlands Estates made by Dalton & Neves, Engineers, April, 1940, recorded in the R. M. C. Office for Greenville County, S. C. 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 Northwest side of Highland Drive at joint front corner of Lots Nos. 2 and 3 of Block A and running thence with the line of Lot 2, N. 52-43 W. 285.4 feet to an iron pin on the Southeast edge of a 5 foot strip of land reserved for utilities; thence with the Southeast side of said reserved strip of land, S. 37-00 W. 70 feet to an iron pin; thence with the line of Lot 4, S. 52-43 E. 301.9 feet to an iron pin on the Northwest side of Highland Drive; thence with the Northwest side of Highland Drive, N. 23-43 E. 72 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 \$3,000.00.
4. The building line as shown on the recorded plat and also other restrictions shown on said plat are to be strictly adhered to.