

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 Eight Hundred Fifty and no/100 (\$850.00) 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 Etca Hill Vaughn, her heirs and assigns:

All that certain piece, parcel, or lot of land situate, lying and being on the Southeast side of Willow Spring Drive, near the City of Greenville, in the County of Greenville, State of South Carolina, being shown as Lot 9, Section 6, Block M on Plat of East Highlands Estates made by R. E. Dalton, Engineer, March 1945, recorded in the R. M. C. Office for Greenville County, South Carolina, in Plat Book 0, page 109, and having according to said plat the following metes and bounds, to-wit:

Beginning at an iron pin on the Southeast side of Willow Spring Drive at joint front corner of Lots 8 and 9 of Block M and running thence with the line of Lot 8 S. 74-45 E. 195.2 feet to an iron pin in line of Busbee property; thence with said Busbee line N. 15-15 E. 254.3 feet to an iron pin on the Southeast side of Willow Spring Drive; thence with said Drive S. 66-53 W. 120.6 feet to an iron pin; thence continuing with said Drive S. 58-00 W. 100 feet to an iron pin; thence still with Willow Spring Drive S. 32-15 W. 111 feet to the beginning corner.

This 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 \$3500.00.
- (4) Any building constructed on this property by the Grantee, her heirs and assigns, shall be in line with the residence constructed on the Lot of Miles R. Busbee, lying East of and adjacent to the above described lot, and must face in same direction as Busbee house.

The Grantee agrees to pay the 1946 taxes.