

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 Twenty-five & no/100ths. (\$325.00) 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 Robert Avery Timmons, his Heirs and Assigns, forever:-

All that certain piece, parcel or lot of land situate, lying and being on the Southeast side of Parkins Mill Road, near the City of Greenville, in the County of Greenville, State of South Carolina, being shown as Lot 7 of Block "H" on Plat of East Highlands Estates, made by Dalton & Neves, January 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 Southeast side of Parkins Mill Road at joint front corner of Lots 6 and 7 of Block "H" and running thence with the line of Lot 6, S. 58-37 E. 195.4 feet to an iron pin on the Northwest edge of a 10 ft. strip of land reserved for utilities; thence with the Northwest edge of said 10 ft. strip of land reserved for utilities, S. 34-13 W. 65.1 feet to an iron pin; thence with the line of Lot 8, N. 58-37 W. 192.3 feet to an iron pin on the Southeast side of Parkins Mill Road; thence with the Southeast side of Parkins Mill Road, N. 31-23 E. 65 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 \$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.

The Grantee agrees to pay the 1946 taxes on the above property.