

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 and ten & No/100 (\$310.00) 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

James H. Brooks and Blanche Brooks, their Heirs and Assigns, forever:

All that certain piece, parcel or lot of land situate, lying and being on the West side of Wait Street, near the City of Greenville, in the County of Greenville, State of South Carolina, being shown as Lot 16 of Block B on plat of East Highlands Estate, made by Dalton and 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 West side of Wait Street at joint front corner of Lots 15 and 16 of Block B and running thence with the line of lot 15 N. 75-41 W. 182.2 feet to an iron pin on the East side of a five foot strip of land reserved for utilities; thence with the East edge of the strip reserved for utilities N. 7-11 E. 60.5 feet to an iron pin; thence with the line of lot 17 S. 75-41 E. 189.6 feet to an iron pin on the West side of Wait Street; thence with the West side of Wait Street S. 14-19 W. 60 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 \$1750.00.
- (4) The building line as shown on the recorded plat and also other restrictions shown on said plat are to be strictly adhered to.

The Grantor is to pay the 1946 taxes on this property.