

TITLE TO REAL ESTATE

KEYS PRINTING CO., GREENVILLE, S. C.

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 fifty & no/100 (\$350.00) 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

Floried Martha Evans, her heirs and assigns, forever:

All that certain piece, parcel or lot of land situate, lying and being on the Southwest side of Fore Avenue near the City of Greenville, in the County of Greenville, State of South Carolina, being shown as Lot 12, Block F on Plat of East Highlands Estate made by Dalton and Neves, Egnineers, May 1940, recorded in the R. M. C. Office for Greenville County S. C., in Flat Book K, page 36, and having according to said Plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Southwest side of Fore Avenue at joint front corner of Lots 11 and 12 of Block F and running thence with the line of Lot 11 S. 83-34 W. 170.4 feet to an iron pin on the East edge of a five-foot strip of land reserved for utilities; thence along the East edge of said reserved strip N. 28-13 W. 79 feet to an iron pin; thence continuing with the East edge of said reserved strip of land N. 32-0 W. 87.8 feet to an iron pin on the South Edge of a six-foot screen area; thence along the South edge of said screen area S. 71-38 E. 184.7 feet to an iron pin; thence continuing with the South edge of said screen area S. 68-38 E. 54.4 feet to an iron pin on the Southwest side of Fore Avenue; thence with Fore Avenue S. 35-30 E. 62 feet to the beginning corner.

This property is conveyed subject to the following buildings restrictions:

- (1) The lot herein conveyed shall be used for residential purposed 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 \$1,750.00.
- (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 Grantee agrees to pay the 1946 taxes.