

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 Four Hundred (\$400.00) 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 Annie M. Richardson, her heirs and assigns, forever:

All that certain piece, parcel or lot of land situate, lying and being on the Northeast side of Carolina Avenue, near the City of Greenville, in the County of Greenville, State of South Carolina, being shown as Lot #13, Block B, 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", Pages 35 and 36, and having, according to said Plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Northeast side of Carolina Avenue, at joint front corner of Lots 12 and 13, of Block B, and running thence with the line of Lot 12, N. 59-16 E. 189 feet to an iron pin on the Southwest edge of a five-foot strip of land reserved for utilities; thence with the Southwest edge of said strip of land reserved for utilities, S. 49-52 E. 275 feet to an iron pin on the West side of Wait Street; thence with Wait Street, S. 14-19 W. 40.3 feet to an iron pin; thence S. 36-23 W. 74.1 feet to an iron pin; thence S. 58-37 W. 100 feet to an iron pin on the Northeast side of Carolina Avenue; thence with the Northeast side of Carolina Avenue, N. 31-33 W. 85 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 \$2500.00.
4. The building line as shown on the recorded plat and also other restrictions shown on said plat are to be strictly adhered to.