

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 Two Hundred Ninety-Five and No/100 (\$295.00) 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

Jasper Nathaniel Teat, his Heirs and Assigns-

All that certain piece, parcel or lot of land situate, lying and being on the East side of Fore Avenue near the City of Greenville, in the County of Greenville, State of South Carolina known as Lot No. 14, Block F in Section 3 on plat of East Highlands Estates made by Dalton & Neves, Engineers, April 1940 recorded in the R. M. C. Office for Greenville County in Plat Book K at page 36 and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the East side of Fore Avenue at joint front corner of Lots 13 and 14, Block F and running thence with the East side of Flora Avenue, S. 7-29 E. 70 feet to an iron pin at joint front corner of Lots 14 and 15; and running thence with Lot 15, N. 86-53 E. 149 feet to an iron pin on the West side of a five-foot strip of land reserved for utilities; thence with the West side of the strip of land reserved for utilities N. 1-25 W. 60.3 feet to an iron pin; thence with line of Lot 13, N. 89-39 W. 156.5 feet to an iron pin on the East side of Fore Avenue, the beginning corner.

This conveyance is made subject to the following 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.