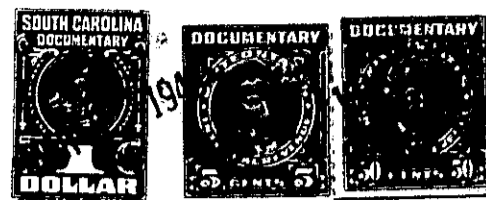


State of South Carolina,

County of Greenville.

FILED
GREENVILLE CO. S. C.

MAR 6 11 21 AM 1948



OLLIE FARNSWORTH
R.M.C.

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 & 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 James E. Sexton and Marjorie Sexton, their
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 9, Block H, Section 4 on plat of East Highlands Estates,
made by Dalton & Neves, Engineers, January 1940, recorded in the R. M.
C. Office for Greenville County, S. C., in Plat Book K, 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 8 and 9 of Block H and thence with
the line of Lot 8, S. 58-37 E. 189 feet to an iron pin on the North-
west edge of a 10-foot strip of land reserved for utilities; thence
along the edge of said reserved strip of land, S. 34-13 W. 98.1 feet
to an iron pin; thence N. 48-27 W. 187 feet to an iron pin on the
Southeast side of Parkins Mill Road; thence along the Southeast side
of Parkins Mill Road, N. 31-23 E. 65 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 pur-
poses 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 \$2,500.00.
- (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 Grantees are to pay 1948 taxes.