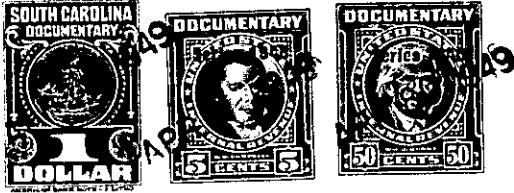


MAR 8 12 40 PM '41

State of South Carolina,

County of GREENVILLE



KNOW ALL MEN BY THESE PRESENTS That Conyers & Cower, 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 Seventy-Five (\$375.00) - - - - -

- - - - - 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 John H. Stasney, his heirs and assigns, forever:

All that certain piece, parcel or lots of land situate and being on the East side of Carolina Avenue near the City of Greenville in the County of Greenville, State of South Carolina, being shown as lot 11 of Block J, Section 5 on Plat of East Highlands Estates made by Dalton and Neves, Engineers, February 1941, recorded in the R. M. C. Office of Greenville County, South Carolina in Plat Book K, Page 78, 79 & 80 and having according to said plat the following metes and bounds to wit:

BEGINNING at an iron pin on the East side of Carolina Avenue at joint front corner of lots 11 and 12 of Block J and running thence with the line of lot 12 S. 45-58 E. 168.6 feet to an iron pin; thence N. 87-50 E. 127 feet to an iron pin on West edge of 5 foot strip of land reserved for utilities; thence along the West edge of strip of land reserved for utilities N. 0-24 W. 50.5 feet to an iron pin in the center of a 3 foot strip reserved for a drain; thence with the center of the strip reserved for a drain N. 63-50 W. 238.3 feet to an iron pin on the East side of Carolina Avenue; thence with the East side of Carolina Avenue along a curved line (the chord being S. 38-04 W. 55 feet) to an iron pin, the beginning corner.

A strip of land 1 1/2 feet in width running along the North edge of this lot is subject to an easement for a drain as shown on the recorded plat as above mentioned, and the Grantor reserves to itself, its successors and assigns, the right to retain said drain over that portion of the lot herein conveyed with the right to enter on the premises for the purpose of laying pipes or replacing pipes and to maintain the said drain.

An easement is also reserved for utilities along the South edge of said lot for a distance of 127 feet and 5 feet in width as shown on the recorded plat.

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 \$3,500.00.
- (4) The building line as shown on the recorded plat and also other restrictions shown on said plat are to be strictly adhered to.

264-9-11