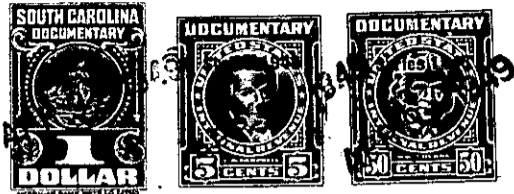


APR 9 12 22 PM '49

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 and No/100 - - - - - dollars,
 - - - - - (\$200.00) - - - - -

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 Fely W. Dawkins, his heirs and assigns,
 forever:

All that piece, parcel or lot of land situate and being on the
 West side of Claremore Avenue, in the City of Greenville, in the
 County of Greenville, State of South Carolina, being shown as the South
 10 feet of Lot 9, Block L, Section 5, on Plat of East Highland Estates,
 made by Dalton & Neves, Engrs., February 1941, 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 West side of Claremore Avenue
 at joint front corner of Lots 9 and 10 of Block L, and running thence
 along the line of Lot 10 S. 82-47 W. 175 feet to iron pin on the East
 edge of a 10-foot alley; thence with East edge of said alley N. 7-56
 W. 10 feet to iron pin; thence through Lot 9 N. 82-47 E. 175 feet to
 iron pin in the front line of Lot 9 on the West side of Claremore Avenue;
 thence along West side of Claremore Avenue S. 7-56 E. 10 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 \$3,000.00.
- (4) The building line as shown on the recorded plat and also other restrictions shown on said plat are to be strictly adhered to.

264-12-3

Grantee is to pay 1949 taxes.