

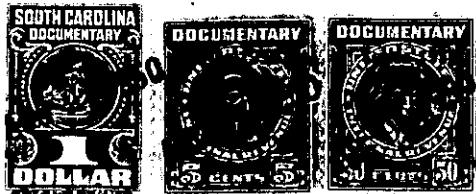
Title to Real Estate by a Corporation— Prepared by Rainey, Fant & Morphy, Attorneys at Law, Greenville, S. C.
GREENVILLE CO. S. C.

State of South Carolina,

County of GREENVILLE.

AUG 9 10 25 AM 1950

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 Five Hundred and No/100-----
-----(\$500.00)-----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 Philip P. Carr, his heirs and assigns, forever:

All that certain piece, parcel or lot of land situate and being on the South side of Carolina Avenue, near the City of Greenville, in the County of Greenville, State of South Carolina, being shown as Lot 13 of Block J, Section 5, on Plat of East Highlands Estates made by Dalton & Neves, Engineers, February 1941, recorded in the R. M. C. Office for Greenville County, S. C., in Plat Book "K", at 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 South side of Carolina Avenue, at joint front corner of Lots 12 and 13, of Block J, and running thence with the line of Lot 12, S 33-53 E 144.1 feet to an iron pin; thence S 66-06 W 90 feet to an iron pin; thence through the center of a four-foot strip of land shown on plat as reserved for drain ditch and utilities, N 19-46 W 140 feet to an iron pin on the South edge of Carolina Avenue; thence along Carolina Avenue, following the curve thereof (the chord being N 63-55 E 55 feet), to an iron pin, the beginning corner.

A strip of land 2 feet in width running along the West edge of this lot is subject to an easement for a drain ditch and utilities 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 ditch and easement over that portion of the lot herein conveyed with the right to enter on the premises for the purpose of installing pipes, or utilities, or replacing same and to maintain same.

This property is conveyed subject to the following building restrictions:

- (1) The lot herein conveyed shall be used for residential purposes only.
- (2) No residence shall be erected on said lot costing less than \$5000.00.
- (3) The building line as shown on the recorded plat and also other restrictions shown on said plat are to be strictly adhered to.

264-9-13