

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 SEVENTY-FIVE AND NO/100 (\$275.00) 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 J. L. Gilstrap, Jr. his Heirs and Assigns, forever:-

All that certain piece, parcel or lot of land situate, lying and being on the West side of Wait Street, near the City of Greenville, in the County of Greenville, State of South Carolina, being known and designated as Lot No. 18, of Block B, on plat of East Highlands Estates, made by Dalton & Neves, Engineers, April 1940, and recorded in the R.M.C. Office for Greenville County in Plat Book K, at pages 35 and 36, and having, according to said plat, the following metes and bounds, to-wit:-

BEGINNING at an iron pin on the West side of Wait Street, joint corner of Lots No. 17 and 18, Block B, and running thence with the line of Lot No. 17, N. 75-41 W. 107 feet; thence along the East side of a 5 foot strip reserved for utilities, N. 7-11 E. 62.3 feet to an iron pin on the South side of an alley; thence with the South side of said alley, S. 75-17 E. 206.4 feet to an iron pin on the West side of Wait Street; thence with the West side of Wait Street, S. 16-11 W. 60 feet to the beginning corner.

This property is conveyed subject to the following building restrictions:

- (1) The lot herein conveyed shall never be sold, rented or disposed of to negroes or to persons of African descent.
- (2) No residence shall be erected on said property costing less than \$1,750.00.
- (3) No building shall be erected nearer than 35 feet to Wait Street.
- (4) This lot shall not be recut or subdivided so as to face any other direction than that now shown on the recorded plat.
- (5) This lot shall be used only for residential purposes.

(For Release see other side)