

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 Ninety-five and 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 J. L. Kelly, his heirs and

assigns, forever:

All that certain piece, parcel or lot of land situate, lying and being on the west side of Fore Avenue, near the City of Greenville, in the County of Greenville, State of South Carolina, being known and designated as Lot No. 10 of Section No. 3, Block E, plat of East Highlands Estates made by Dalton & Neves, Engineers, May, 1940, recorded in the R. M. C. Office for Greenville County, S. C., in Plat Book K, at page 36 and having, according to said plat, the following metes and bounds, to-wit:

Beginning at an iron pin on the west side of Fore Avenue, joint front corner of Lots No. 9 and 10, and running thence with the line of Lot No. 9 S. 83-3/4 W. 142.3 feet to an iron pin on the east side of a 5-foot strip reserved for utilities; thence with said strip N. 13-1/4 W. 57 feet to an iron pin; thence continuing with said strip N. 20-08 W. 18.7 feet to an iron pin; joint rear corner of Lots 10 and 11; thence with the line of Lot 11 N. 83-3/4 E. 154.2 feet to an iron pin on the west side of Fore Avenue; thence with the west side of said Avenue S. 6-26 E. 75 feet to the beginning corner.

This property is conveyed subject to the following building restrictions:

- (1) Said property shall be used for residential purposes only.
- (2) Said property shall never be sold, rented or otherwise disposed of to negroes or persons of African descent.
- (3) No residence shall be erected on said property costing less than \$1750.00
- (4) The building line as shown on the recorded plat and all other restrictions shown on said plat are to be strictly adhered to.
- (5) Said property shall not be recut or subdivided so as to face in any direction other than as shown on said plat.

State of South Carolina,
County of Greenville.

Release.

For value received The South Carolina National Bank of Charleston, the owner and holder of that mortgage for \$15,400.00 given to it by Conyers & Gower, Inc., on March 27, 1936, and recorded in the R. M. C. Office for Greenville County, S. C., in Mortgage Book 158 at page 99, does hereby release and forever discharge the within described lot from the lien of said mortgage.

In the presence of:

Fay S. Barnett

J. C. Nelson

The South Carolina National Bank of Charleston (L.S.)

BY: Ernest Patton, Vice President.

And: A. P. Youmans, Asst. Cashier.

State of South Carolina,
County of Greenville.

Personally appeared before me Fay S. Barnett who, being duly sworn, says that she saw Ernest Patton, as Vice President, and A. P. Youmans as Asst. Cashier, of The South Carolina National Bank of Charleston, sign, seal and as the act and deed of said corporation execute the foregoing release, and that she with J. C. Nelson witnessed the execution thereof. Sworn to before me this 21st day of April, 1941.

J. C. Nelson (L. S.)

Fay S. Barnett

Notary Public for South Carolina.

Release recorded April 22, 1941 at 9:07 A. M. #6093 BY:E.G.