

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 Fifty and no/100 (\$50.00) 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 Lawrence Wilborn Duncan, his heirs

and assigns forever:-

All that certain piece, parcel or lot of land situate, lying and being on the South side of Carolina Avenue near the City of Greenville, in the County of Greenville, State of South Carolina, being known and designated as Lot No. 14 of Block J, Section No. 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, pages 78, 79, 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, joint front corner of lots 14 and 15 of Block J, and running thence with line of lot No. 15, S. 14-00 E. 126.3 feet to an iron pin; thence N. 87-14 E. 69.6 feet to an iron pin in the center of a 4 foot strip reserved for a ditch and public utilities; thence along the center of said strip N. 19-46 W. 140 feet to an iron pin on the South side of Carolina Avenue; thence with the South side of Carolina Avenue along a curved line S. 76-34 W. 54.1 feet to the beginning corner.

There is located partly on the East side of this lot and partly on the West side of Lot 13 adjoining, a 4 foot strip shown on the recorded plat, over which an easement is reserved by the Grantor for the purpose of cutting and maintaining a drain ditch to drain the property shown on said plat and for the purpose of placing or authorizing the placing of any public utilities thereon with the right to enter and maintain the same.

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 \$1,750.00.
- (4) The building line as shown on the recorded plat and also all other restrictions shown on said plat are to be strictly adhered to.

State of South Carolina,  
County of Greenville.

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

In witness whereof, the undersigned has caused this instrument to be signed by its duly authorized officers and its corporate seal to be hereunto affixed, this 26th day of August, 1941.

In the presence of:

Fay S. Barnett  
J. C. Nelson



The South Carolina National Bank of Charleston (L.S.)  
Ernest Patton, Vice President  
And: A. P. Youmans, Assistant Cashier.

State of South Carolina,  
County of Greenville.

Personally appeared before me Fay S. Barnett, and made oath that he saw the within named Ernest Patton, as Vice President, and A. P. Youmans, as Assistant Cashier of The South Carolina National Bank of Charleston, sign, seal with its corporate seal and as the act and deed of said corporation deliver the foregoing written release, and that he with J. C. Nelson, witnessed the execution thereof.

(OVER)