

TITLE TO REAL ESTATE

STATE OF SOUTH CAROLINA, }
Greenville County

KNOW ALL MEN BY THESE PRESENTS, That I, H. E. Threatt, of Greenville County,

in the State aforesaid

in consideration of the sum of \$400.00 and subject to mortgage indebtedness

DOLLARS,

to me paid by S. A. Lawrence

in the State aforesaid, (the receipt whereof is hereby acknowledged), have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release, unto the said S. A. Lawrence,

All that piece, parcel or lot of land in Greenville Township, Greenville County, State of South Carolina.

lying and being on the southeast side of Highland Drive, near the City of Greenville, being known as Lot No. 2 of Block B on plat of East Highlands Estates, made by Dalton and Neves, Engineers, April 1940, recorded in the R. M. C. Office for Greenville County, S. C., in Plat Book K, pages 35 and 36; and having according to said plat the following metes and bounds, to-wit:

Beginning at an iron pin on the southeast side of Highland Drive, joint corner of Lots 1 and 2 of Block B, said pin also being 85.4 feet in a southwesterly direction from the corner of Laurens Road and Highland Drive, and running thence with the line of Lot No. 1, S. 56-41 E. 257.3 feet to an iron pin; thence S. 16-11 W. 58 feet to an iron pin, joint rear corner of Lots Nos. 2 and 3; thence with the line of Lot No. 3 N. 60-45 W. 262.4 feet to an iron pin on the Southeast side of Highland Drive; thence with said Drive, N. 23-43 E. 75 feet to the beginning corner.

The above lot is 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 \$3000.00.
- (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.

It is understood that this conveyance is subject to a mortgage held by the Fidelity Federal Savings and Loan Association, recorded in the R. M. C. Office for Greenville County, S. C. in Book of Mortgages 295 at page 223, upon which there is due the sum of \$2,400.84.