

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 THREE HUNDRED FORTY AND NO/100 (\$340.00) 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 M. W. Fore, his heirs and assigns forever:-

All that certain piece, parcel or lot of land situate, lying and being on the Northeast side of Carolina Avenue, near the City of Greenville, in the County of Greenville, State of South Carolina, being known and designated as Lot 12 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, S. C. 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 Northeast side of Carolina Avenue, at joint front corner of lots 11 and 12 of Block B, and running thence with the line of Lot 11, N. 62-37 E. 164.3 feet to an iron pin on the Southwest side of a 5 foot strip reserved for utilities; thence with the Southwest side of said strip reserved for utilities S. 49-52 E. 80 feet to an iron pin; thence with the line of Lot 13 S. 59-16 W. 189 feet to an iron pin on the Northeast side of Carolina Avenue; thence with the Northeast side of Carolina Avenue N. 31-33 W. 85 feet to the beginning corner.

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 \$2,500.00.
(4) The building line as shown on the recorded plat and also other restrictions shown on said plat are to be strictly adhered to.

TOGETHER with, all and singular, the rights, members, hereditaments and appurtenances to the said premises belonging or in anywise incident or appertaining. TO HAVE AND TO HOLD, all and singular, the premises before mentioned unto the grantee hereinabove named, and his heirs and assigns forever.

And the said granting corporation does hereby bind itself and its successors to warrant and forever defend all and singular the said premises unto the grantee hereinabove named, and his heirs and assigns, against itself and its successors, and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

In witness whereof, the said granting corporation has caused its corporate seal to be hereunto affixed and these presents to be subscribed by its duly authorized officers T. C. Gower, President, and Caroline C. Gower, Assistant Secretary on this the 1st day of April, in the year of our Lord one thousand nine hundred and forty-three, and in the one hundred and sixty-seventh year of the Sovereignty and Independence of the United States of America.

Signed, Sealed and Delivered in the Presence of Henry Fairchild, F. L. Cheatham

CONYERS & GOWER, INC. By T. C. Gower, President and Caroline C. Gower, Assistant Secretary

S. C. Stamps Cancelled, \$ 1 and 00 Cents. U. S. Stamps Cancelled, \$ and 55 Cents.

STATE OF SOUTH CAROLINA, }

County of Greenville.

PERSONALLY appeared before me Henry Fairchild and made oath that he saw T. C. Gower as President and Caroline C. Gower as Assistant Secretary

of Conyers & Gower, Inc. a corporation chartered under the laws of the State of South Carolina sign, seal with its corporate seal, and as the act and deed of said corporation deliver the within written deed, and that he, with F. L. Cheatham, witnessed the execution thereof.

SWORN to before me, this 1st day of April, A. D. 1943 F. L. Cheatham Notary Public for South Carolina

Henry Fairchild

Recorded April 2nd 1943 at 10:47 o'clock A. M. BY: N.S.