

TITLE TO REAL ESTATE

STATE OF SOUTH CAROLINA,  
County of Greenville.

KNOW ALL MEN BY THESE PRESENTS, That Conyers and 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 Fifty and no/100 (\$250.00) 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 Sarah E. Torrence, her heirs

and assigns forever:-

All that certain piece, parcel or lot of land situate, lying and being at the Southeast corner of the intersection of Willow Spring Drive and Parkins Mill Road near the City of Greenville, in the County of Greenville, State of South Carolina, being known and designated as Lot 3, Block E, Section 2 of East Highlands Estates made by Dalton & Neves, Engineers May 1940, recorded in the RMC Office for Greenville County, S. C. in Plat Book "K" at page 44, and having according to said plat the following metes and bounds, to-wit:

Beginning at an iron pin on the Southwest side of Willow Spring Drive at joint front corner of Lots 2 and 3, Block E and running thence with line of Lot 2, S. 31-06 W. 163 feet to an iron pin on the Northeast side of a five foot strip reserved for utilities; thence with the northeast side of said strip reserved for said utilities, N. 54-37 W. 59.1 feet to an iron pin on the southeast side of Parkins Mill Road; thence with Parkins Mill Road N. 31-06 E. 140 feet to an iron pin; thence continuing with the curve of said Parkins Mill Road to an iron pin on the southwest side of Willow Spring Drive (the chord of which is N. 77-28 E. 36.1 feet); thence continuing with the southwest side of Willow Spring Drive S. 49-34 E. 33 feet to the beginning corner.

This lot is conveyed subject to the following 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 \$2500.00
4. The building line as shown on the recorded plat and also other restrictions shown on said plat are to be strictly adhered to.