

STATE OF SOUTH CAROLINA, }
Greenville County.

KNOW ALL MEN BY THESE PRESENTS, That I, George B. Pepper, of the County of Greenville,

in the State aforesaid,
in consideration of the sum of
Three Hundred and ninety-five (\$395.00) dollars, Dollars

to me in hand paid

at and before the sealing of these presents by
W. J. Cartee and Mrs. Minnie M. Cartee, of the County of Anderson, South Carolina,

(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

W. J. Cartee and Minnie M. Cartee, their heirs and assigns, forever:

All that certain piece, parcel or lot of land situate, lying and being on the South west side of Laurens Road, near the City of Greenville, in the County of Greenville, State of South Carolina, being known and designated as lot number twenty-one (21) 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 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 southwest side of Laurens Road, joint front corner of Lots 20 and 21 of Block B, said pin being 150 feet in a northwesterly direction from the corner of Laurens Road and Wait Street, and running thence with the southwest side of Laurens Road N. 52-32 W. 75 feet to an iron pin; thence along the southeast edge of a 5 foot strip reserved for utilities S. 16-11 W. 266.6 feet to an iron pin on the North side of an alley; thence with the North side of said alley S. 37-49 E. 70 feet to an iron pin; thence with the line of lot 20 N. 16-11 E. 239.4 feet to the beginning corner; said lot of land being the same conveyed to me by Conyers & Gower, Inc. by deed dated February 9, 1942, and duly of record in the R. M. C. Office for Greenville County in Deed Book 242, at page 219.

The lot herein conveyed is 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 \$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.