

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 Fifteen and no/100 (\$215.00) 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 I. J. Fair and Nancy Fair, their heirs and assigns;

All that certain piece, parcel or lot of land situate, lying and being on the Southeast side of West View Avenue near the City of Greenville, County of Greenville, State of South Carolina known and designated as Lot No. 20 of Block C, Section 2 on plat of East Highlands Estates made by Dalton & Neves, Engineers, May 1940, and recorded in the R. M. C. 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 Southeast side of West View Avenue at joint front corner of Lots 20 and 21 of Block C and running thence with line of Lot 21, S. 52-50 E. 165 feet to an iron pin on the Northwest side of a five-foot strip reserved for utilities; thence along the Northwest side of said strip reserved for utilities, S. 39-23 W. 60.05 feet to an iron pin; thence with line of Lot 19, N. 52-50 W. 162.5 feet to an iron pin on the Southeast side of West View Avenue; thence along the Southeast side of West View Avenue N. 37-0 E. 60 feet to the beginning corner.

This conveyance is made 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 \$1750.00.
4. The building line as shown on the recorded plat and ~~also other recorded plat and~~ also other restrictions shown on said plat are to be strictly adhered to.