

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 Twenty-one and 50/100 (\$221.50) 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 W. L. Broadwell and Floy E.

Broadwell, their heirs and assigns:

All that certain piece, parcel or lot of land situate, lying and being on the West side of Ridgeway Drive near the City of Greenville, in the County of Greenville, State of South Carolina, known and designated as Lot No. 175 on plat of East Lynne Addition made by Dalton & Neves, Engineers, May 1933, recorded in the R M C Office for Greenville County, S. C. in Plat Book H at page 220, and having according to said plat the following metes and bounds, to-wit:

Beginning at an iron pin on the West side of Ridgeway Drive at joint front corner of Lots 174 and 175 and running thence with line of Lot 174, N. 69-42 W. 169.2 feet to an iron pin; thence with the rear line of Lot 170, N. 17-50 E. 50.05 feet to an iron pin; thence with line of Lot 176, S. 69-42 E. 166.3 feet to an iron pin on the West side of Ridgeway Drive; thence with the west side of Ridgeway Drive S. 14-32 W. 50.25 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 \$1,000.00.
4. The building line as shown on the recorded plat and also other restrictions shown on said plat are to be strictly adhered to.

This is one of the lots conveyed to the grantor by deed of Laurens Road Development Company, dated December 13, 1943 and recorded in the R. M. C. Office for Greenville County in Deed Book 259 at page 302.