

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 J. N. Julian, his heirs and

assigns;-

All that certain piece, parcel or lot of land situate, lying and being on the southeast side of Sycamore Drive, near the City of Greenville, County of Greenville, State of South Carolina, known and designated as Lot No. 165 on plat of East Lynne Addition made by Dalton & Neves, Engineers, May, 1933 recorded in the RMC 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 Southeast side of Sycamore Drive at joint front corner of Lots 164 and 165 and running thence with the line of Lot 164, S. 69-42 E. 162.8 feet to an iron pin; thence with the rear line of Lot 180, S. 17-50 W. 50.05 feet to an iron pin; thence with line of Lot 166, N. 69-42 W. 165 feet to an iron pin on the Southeast side of Sycamore Drive; thence with the Southeast side of Sycamore N. 20-18 E. 50 feet to the beginning corner.

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

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 \$1250.00.
4. The building line as shown on the recorded plat and also other restrictions shown on said plat are to be strictly adhered to.