

TITLE TO REAL ESTATE

STATE OF SOUTH CAROLINA,
County of Greenville.

KNOW ALL MEN BY THESE PRESENTS, That Conyers & 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 One Hundred Ninety-five and No/100 (\$195.00) 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. J. Sentelle and Tuna Sentelle, their Heirs and Assigns, forever:

All that certain piece, parcel or lot of land situate, lying and being on the Southwest side of Ridgeway Drive, near the City of Greenville, in the County of Greenville, State of South Carolina, shown as Lot 139 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 Southwest side of Ridgeway Drive at joint front corner of Lots No. 136 and 139, and running thence with the line of Lot No. 136, S. 28-50 W. 169.2 feet to an iron pin; thence with the rear line of Lot No. 138, S. 61-10 E. 50 feet to an iron pin; thence with the line of Lot No. 141, N. 28-50 E. 147.3 feet to an iron pin on the Southwest side of Ridgeway Drive; thence with the Southwest side of Ridgeway Drive, N. 37-32 W. 54.5 feet to the beginning corner.

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

This property is conveyed subject to the following building restrictions:

- (1) The lot herein conveyed shall never be sold, rented, used or disposed of to negroes or persons of African descent.
- (2) No residence shall be erected on said property costing less than \$1,250.00.
- (3) The building line as shown on the recorded plat above referred to and also all other restrictions shown on said plat are to be strictly adhered to.
- (4) The lot herein conveyed shall be used for residential purposes only.