

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 Six Hundred Twenty-Five and no/100 (\$625.00) 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 Grady F. Bratcher, his heirs and assigns forever:

All those certain pieces, parcels or lots of land situate, lying and being on the North side of Wiuka Avenue, near the City of Greenville, in the County of Greenville, State of South Carolina, known and designated as Lots Nos. 3 and 4, of Block M, Section 6, on plat of East Highlands Estates made by R. E. Dalton, Engineer, March 1945, recorded in the R. M. C. Office for Greenville County, S. C. in Plat Book "O", Page 109 and having, according to said plat, the following metes and bounds, to-wit:

Beginning at an iron pin on the North side of Wiuka Avenue at joint front corner of Lots Nos. 2 and 3 of Block M and running thence with the line of Lot No. 2 N. 18-02 E. 170.5 feet to an iron pin on the South side of a 5 foot strip of land reserved for utilities; thence with the South side of said reserved strip N. 74-45 W. 150 feet to an iron pin; thence S. 18-02 W. 170.3 feet to an iron pin on the North side of said Wiuka Avenue; thence with the North side of Wiuka Avenue S. 74-40 E. 150 feet to the beginning corner.

This property is conveyed subject to the following building 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 \$3,000.00.
4. The building line as shown on the recorded plat and also other restrictions shown on said plat are to be strictly adhered to.