

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 TWO HUNDRED TWENTY (\$220.00) 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. Kanipe and Hattie Kanipe, their Heirs and Assigns, forever:

All that certain piece, parcel or lot of land situate, lying and being on the North-east side of Sycamore Drive, near the City of Greenville, in the County of Greenville, State of South Carolina, being shown as Lot No. 133 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 Northeast side of Sycamore Drive at joint front corner of Lots No. 133 and 134, and running thence with the line of Lot No. 134, N. 28-50 E. 150 feet to an iron pin in line of Lot No. 132; thence with the line of Lot No. 132, N. 61-10 W. 50 feet to an iron pin on the Southeast side of Johnson Street; thence with the Southeast side of Johnson Street, S. 28-50 W. 150 feet to a point at the intersection of Johnson Street and Sycamore Drive; thence with Sycamore Drive, S. 61-10 E. 50 feet to the beginning corner.

This is one of the lots conveyed to Conyers & Gower, Inc., 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 Deed Book 259 at page 302.

The above 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 \$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.