

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 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 C. H. Scruggs and Effie Scruggs, their

Heirs and Assigns, forever:-

All that certain piece, parcel or lot of land situate, lying and being on the Northwest side of Willow Spring Drive near the City of Greenville, Greenville County, S. C., being shown as Lot 7, Block C, Section 2, on plat of East Highlands Estates, made by Dalton & Neves, Engineers, May, 1940, recorded in the R. M. C. Office for Greenville County, S. C., in Plat Book K, page 44, and having, according to said plat, the following metes and bounds, to-wit:-

Beginning at an iron pin on the Northwest side of Willow Spring Drive at joint front corner of Lots 6 and 7, of Block C, and running thence with the line of Lot 6 N. 52-50 W. 173.5 feet to an iron pin on the Southeast edge of a five foot strip of land reserved for utilities; thence with the Southeast edge of the strip of land reserved for utilities S. 47-43 W. 61 feet to an iron pin; thence with the line of Lot 8 S. 52-50 E. 165.3 feet to an iron pin on the Northwest side of Willow Spring Drive; thence with the Northwest side of Willow Spring Drive N. 55-08 E. 63.05 feet to the beginning corner.

This lot is conveyed subject to the following building restrictions:-

(1) The lot herein conveyed shall never be sold, rented or otherwise disposed of to negroes or persons of African descent.

(2) The lot herein conveyed shall be used exclusively for residential purposes.

(3) No residence shall be erected on said lot costing less than \$2500.00.

(4) The building line as shown on the recorded plat and the other restrictions shown on said plat are to be strictly adhered to.

TOGETHER with, all and singular, the rights, members, hereditaments and appurtenances to the said premises belonging or in anywise incident or appertaining. TO HAVE AND TO HOLD, all and singular, the premises before mentioned unto the grantee (S) hereinabove named, and their heirs and assigns forever.

And the said granting corporation does hereby bind itself and its successors to warrant and forever defend all and singular the said premises unto the grantee (S) hereinabove named, and their

heirs and assigns, against itself and its successors, and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

In witness whereof, the said granting corporation has caused its corporate seal to be hereunto affixed and these presents to be subscribed by its duly authorized officers on this the 10th day of January, in the year of our Lord one thousand nine hundred and forty-six, and in the one hundred and seventieth year of the Sovereignty and Independence of the United States of America.

Signed, Sealed and Delivered in the Presence of

J. Harvey Cleveland

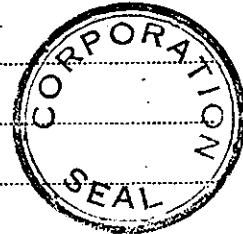
F. L. Cheatham

CONYERS & GOWER, INC.

By T. C. Gower, President

and Louise C. Gower, Secretary

S. C. Stamps Cancelled, \$ 1 and 00 Cents.
U. S. Stamps Cancelled, \$ 0 and 55 Cents.



STATE OF SOUTH CAROLINA, }
County of Greenville.

PERSONALLY appeared before me J. Harvey Cleveland and made oath that he saw T. C. Gower as President and Louise C. Gower as Secretary of Conyers & Gower, Inc. a corporation chartered under the laws of the State of South Carolina sign, seal with its corporate seal, and as the act and deed of said corporation deliver the within written deed, and that he, with F. L. Cheatham, witnessed the execution thereof.

SWORN to before me, this 10th day of January, A. D. 1946 }
F. L. Cheatham (SEAL)
Notary Public for South Carolina.

J. Harvey Cleveland

Recorded January 14th, 1945 at 3:32 o'clock P.M. BY: E.G.

