

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 Ninety and no/100 (\$290.00) 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 Hampton A. Peel, Jr., and Lessie R. Pell, their Heirs and Assigns, forever:-

All that piece, parcel or lot of land situate, lying and being on the Southeast side of West View Avenue, near the City of Greenville, in the County of Greenville, State of South Carolina, being shown as Lot 22, Block C in Section #2 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 Southeast side of West View Avenue at joint front corner of Lots 21 and 22 of Block C, and running thence with the line of Lot 21, S. 52-50 E. 167.5 feet to an iron pin on the Northwest edge of a five foot strip of land reserved for utilities; thence with the Northwest edge of this strip of land reserved for utilities N. 39-23 E. 60.05 feet to an iron pin on the Southwest edge of an unnamed street; thence with said unnamed street N. 52-50 W. 170 feet to an iron pin at corner of West View Avenue and said unnamed street; thence along the Southeast side of West View Avenue S. 37-00 W. 60 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 \$2000.00.
- (4) The building line as shown on the recorded plat and the other restrictions shown on said plat are to be strictly adhered to.