

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 Sixteen Hundred & no/100ths (\$1600.00) 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. J. McKinney, his heirs and assigns, forever:

All those two certain 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, being shown as Lots 5 and 6, 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 4 and 5 of Block "M" and running thence with the line of Lot 4, N. 18-02 E. 170.3 feet to an iron pin on the South side of a 5 foot strip of land reserved for utilities and water; thence along the South edge of said 5 foot strip of land reserved for utilities and water, N. 74-45 W. 123.6 feet to an iron pin on the Southeast side of Willow Springs Drive; thence with the Southeast side of Willow Springs Drive, S. 40-45 W. 88.7 feet to an iron pin; thence continuing with Willow Springs Drive, S. 47-09 W. 71.2 feet to an iron pin; thence continuing with the curve of Willow Springs Drive to a point on the North side of Wiuka Avenue (chord being S. 13-45 E. 33.7 feet); thence with the North side of Wiuka Avenue, S. 74-40 E. 175 feet to the beginning corner.

Also, all those two certain lots of land situate, lying and being on the Southeast side of Willow Springs Drive, near the City of Greenville, in the County of Greenville, State of South Carolina, being shown as Lots 7 and 8 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 Southeast side of Willow Springs Drive at joint front corner of Lots 8 and 9 of Block "M" and running thence S. 74-45 E. 195.2 feet to an iron pin; thence S. 15-15 W. 70 feet to an iron pin; thence N. 74-45 W. 60 feet to an iron pin at rear corner of Lot 7; thence S. 18-02 W. 70 feet to an iron pin on the North edge of a 5 foot strip of land reserved for utilities and water; thence with the North edge of said 5 foot strip of land reserved for utilities and water, N. 74-45 W. 186.7 feet to an iron pin on the Southeast side of Willow Springs Drive; thence with the Southeast side of Willow Springs Drive, N. 40-45 E. 77.4 feet to an iron pin; thence continuing with the Southeast side of Willow Springs Drive, N. 32-15 E. 73.1 feet to the beginning corner.

The above mentioned lots are 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 \$3000.00
4. No dwelling shall be erected on any of the above property nearer than 35 feet to the street upon which the said lot fronts.
5. The said lots shall not be re-cut or re-subdivided so as to face in any direction other than as shown on the recorded plat.