

TITLE TO REAL ESTATE

KEYS PRINTING CO., GREENVILLE, S. C.

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 Five Hundred Fifty (\$550.00) 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 Thomas J. Garrett and Artie Garrett, their Heirs and assigns, forever:

All that certain piece, parcel or lot of land situate, lying and being on the East side of Sycamore Drive and on the West side of Ridgeway Drive, near the City of Greenville, in the County of Greenville, State of South Carolina, being shown as Lots 152, 153, 187, 188, and 189 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", Page 220, and having, according to said Plat, the following metes and bounds, to-wit:

Beginning at an iron pin on the East side of Sycamore Drive at joint corner of Lots 151 and 152 and running thence with the line of Lot 151, S. 69-42 E. 245 feet to an iron pin on the West side of Ridgeway Drive at joint corner of Lots 189 and 151; thence with the West side of Ridgeway Drive, S. 14-32 W. 150.75 feet to an iron pin at joint corner of Lots 155 and 187; thence with the line of Lot 155, N. 69-42 W. 150 feet to an iron pin at rear corner of Lot 154; thence along the rear line of Lot 154, N. 14-32 E. 50.25 feet to an iron pin; thence with the joint line of Lots 153 and 154, N. 69-42 W. 105.1 feet to an iron pin on the East side of Sycamore Drive; thence with the East side of Sycamore Drive, N. 20-18 E. 100 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 \$3000.00.
- (4) The building line as shown on the recorded plat and also other restrictions shown on said plat are to be strictly adhered to.

The Grantor agree to pay 1946 taxes on the above property.