

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 Four Hundred & no/100 (\$400.00) 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 Phillip P. Carr, his Heirs and Assigns, forever:

All that certain piece, parcel or lot of land situate, lying and being at the Southwest corner of the intersection of Fairview Avenue and Carolina Avenue near the City of Greenville, County of Greenville, State of South Carolina, being shown as Lot #1, Block K, Section 5 on plat of East Highlands Estates made by Dalton & Neves, Engineers, February 1941 recorded in the R. M. C. Office for Greenville County, S. C., in Plat Book "K", pages 79 and 80 and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the West side of Carolina Avenue at joint front corner of Lots 1 and 2 of Block K and running thence with the line of Lot 2, S. 88-41 W. 172.3 feet to an iron pin on the East Edge of a 5-foot strip of land reserved for utilities; thence with the East edge of the strip of land reserved for utilities, N. 7-13 W. 60 feet to an iron pin on the South side of Fairview Avenue; thence with the South side of Fairview Avenue, N. 82-47 E. 155 feet to an iron pin on Fairview Avenue; thence continuing along a curved line with Fairview Avenue to a point on the West side of Carolina Avenue (the chord being S. 49-03 E. 33.1 feet); thence with the West side of Carolina Avenue, S. 00-54 E. 55 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 \$3,000.00.
- (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 Grantee agrees to pay 1946 taxes on the above property.