

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, S. C. in the State of South Carolina, for and in consideration of the sum of Three Hundred Nineteen & 50/100 (\$319.50) 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 Elizabeth G. Bates, her heirs and assigns, forever:

All that certain piece, parcel or lot of land situate, lying and being on the West side of Claremore Avenue near the City of Greenville, in the County of Greenville, State of South Carolina, being shown as Lot 11, Block L, 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 Claremore Avenue at joint front corner of Lots 10 and 11 of Block L and running thence with the line of Lot 10, S. 82-47 W. 175 feet to an iron pin on the East side of a 10-foot alley; thence with the East side of said alley, S. 7-56 E. 70 feet to an iron pin on the North side of Fairview Avenue; thence with the North side of Fairview Avenue, N. 82-47 E. 150 feet to an iron pin; thence continuing with Fairview Avenue along a curved line to an iron pin on the West side of Claremore Avenue (the chord being N. 37-25 W. 35.1 feet); thence along the West side of Claremore Avenue N. 7-56 W. 45 feet to the beginning corner.

This lot is conveyed subject to the following 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 \$2,500.00.
- (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 is to pay 1947 taxes on the above property.