

STATE OF SOUTH CAROLINA, GREENVILLE COUNTY

Know All Men by These Presents:

That I, Evelyn Reid Hawkins, herein called grantor in the State aforesaid, in consideration of the sum of Twelve-hundred fifty (\$1250.00) and no/100 DOLLARS,

to the grantor(s) in hand paid at and before the sealing of these presents by the grantee(s) (the receipt whereof is hereby acknowledged), has (have) granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said Samuel J. Crain, herein called grantee, all that certain piece, parcel or lot of land situate, lying and being in Greenville County, State of South Carolina, near the Laurens Road on the west side of Highland Drive being known and designated as Lot 2, Block A, as shown on plat of East Highlands Estates prepared by Dalton & Neves, Engineers, April 1940, which plat is recorded in Plat Book K, Pages 35 and 36, R.M.C. office, Greenville County, S. C., and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an I.P. on the west side of Highland Drive, which point is the joint front corner of Lots 1 and 2 as shown on above referred to plat, and running thence along the joint line of Lots 1 and 2 N. 32-43 W. 262.3' to an I.P. on the east side of a 5' alley reserved for utilities; thence with the east side of said alley as the line, S. 38-23 W. 70' to an I.P., joint rear corner of Lots 2 and 3; thence along joint line of said lots S. 32-43 E. 285.4' to an I.P. on the west side of Highland Drive; thence along the west side of said Drive N. 19-57 E. 73.3' to point of beginning.

This lot is 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.

This being the same property conveyed to me by Conyers & Gower, Inc., November 26, 1947 by deed recorded in Vol. 329 at Page 26.

This lot is also shown on the County Tax Map 264 as Block 5, Lot 4.

TOGETHER with all and Singular the Rights, Members, Hereditaments and Appurtenances to the said premises belonging, or in anywise incident or appertaining

TO HAVE AND TO HOLD all and singular the said Premises before mentioned unto the grantee(s) hereinabove named, and his Heirs and Assigns forever.

And the grantor(s) do(es) hereby bind the grantor(s) and the grantor's(s) Heirs, Executors and Administrators to warrant and forever defend all and singular the said premises unto the grantee(s) hereinabove named, and the grantee's(s) Heirs and Assigns against the grantor(s) and the grantor's(s) Heirs and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Witness the grantor's(s) hand and seal this 21st day of March in the year of our Lord One Thousand Nine Hundred and fifty.

Signed, Sealed and Delivered in the Presence of [Signatures and Seals]

State of South Carolina, Greenville County Personally appeared before me [Signature]

and made oath that she saw the within named grantor(s) sign, seal and as her act and deed deliver the within written deed, and that she, with [Signature] witnessed the execution thereof.

Sworn to before me this 21st day of March, A. D. 1950 [Signature]

State of South Carolina, Greenville County RENUNCIATION OF DOWER I, [Signature], Notary Public,

do hereby certify unto all whom it may concern that Mrs. [Signature] I declare that she does freely, voluntarily, renounce, release, and forever re-assigns, all her interest and estate, in mentioned and released.

GIVEN under my hand and seal this [Signature] day of [Signature] 1950 [Signature]

Cancelled documentary stamps attached: S. C. \$ [Signature]; U. S. \$ [Signature] Recorded this 29th day of March 1950, at 12:07 P.M., No. 7689

264-5-4