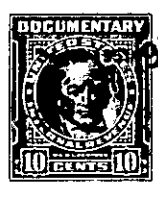


Title to Real Estate by a Corporation— Prepared by Rainey, Fant & Morrah, Attorneys at Law, Greenville, S. C.

State of South Carolina,

County of GREENVILLE.

GREENVILLE COUNTY
FEB 27 12 22 PM 1951



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 Twelve Hundred Fifty and No/100-----
 -----(\$1250.00)----- 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 Joel C. Elrod, his heirs and assigns, for-
 ever:

All that certain piece, parcel or lot of land situate, lying and being on the East side of Claremore Avenue, in that area recently annexed to the City of Greenville, in Greenville County, State of South Carolina, being shown as Lot 21, of Block "I", 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", at pages 78, 79 and 80, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the East side of Claremore Avenue, at joint front corner of Lots 20 and 21, of Block "I", Section 5, and running thence along the line of Lot 20, N 82-47 E 168.9 feet to an iron pin on the West edge of a 10-foot strip of land reserved for utilities; thence along the West edge of the said 10-foot strip of land, N 7-23 W 75 feet to an iron pin; thence along the line of Lot 22, S 82-47 W 169.8 feet to an iron pin on the East side of Claremore Avenue; thence along the East side of Claremore Avenue, S 7-56 E 75 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. No residence shall be erected on said lot costing less than \$6500.00,
 3. The building line as shown on the recorded plat and also other restrictions shown on said plat are to be strictly adhered to.

This property is conveyed subject to any existing easement for telephone and power lines.

The Grantee is to pay 1951 taxes and any assessments for street improvements.

264-10-21