

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 Two Hundred Fifty and no/100 (\$250.00) 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 Ethel W. Ashmore, her heirs and

Assigns:

All that certain piece, parcel, or lot of land situate, lying and being on the North-west side of Willow Spring Drive, near the City of Greenville, in the County of Greenville, State of South Carolina, being shown as the Southwest half of Lot 11, Block A, on Plat of East Highlands Estates, made by Dalton & Neves, Engineers, April 1940, recorded in the R. M. C. Office for Greenville County, in Plat Book K, at Pages 35 and 36, and having according to said plat the following metes and bounds, to-wit:

Beginning at an iron pin on the Northwest side of Willow Spring Drive at joint front corner of Lot 11 and 12, of Block A, and running thence with the line of Lot 12 N. 53-00 W. 188 feet to an iron pin on the Southeast side of a five foot strip of land reserved for utilities; thence with the Southeast edge of the strip of land reserved for utilities N. 37-00 E. 37.5 feet to an iron pin in the center of the rear line of Lot 11; thence through the center of Lot 11 S. 53-00 E. 200.55 feet to an iron pin on the Northwest side of Willow Spring Drive, the center of the front line of Lot 11; thence with the Northwest side of Willow Spring Drive S. 55-30 W. 39.55 feet to the beginning corner.

This lot is conveyed subject to the following building restrictions:-

- (1) The lot herein conveyed shall never be sold, rented or otherwise disposed of to negroes or persons of African descent.
- (2) The Lot herein conveyed shall be used exclusively for residential purposes.
- (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 the other restrictions shown on said plat are to be strictly adhered to.