

The State of South Carolina,)
County of GREENVILLE.)



KNOW ALL MEN BY THESE PRESENTS, That I, DUFFIE L. RIGGINS,

in the State aforesaid, in consideration of the sum of Five Hundred (\$500.00) -----
----- Dollars,

to me ----- in hand paid at and before the sealing of these presents by
D. CARL SMITH -----

(the receipt whereof is hereby acknowledged), have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said D. CARL SMITH, His Heirs and Assigns, Forever:

All that certain piece, parcel or lot of land situate, lying and being on the West side of Fore Avenue, near the City of Greenville, in the County of Greenville, State of South Carolina, known as Lot No. 11, Block F, Section 3 on plat of East Highlands Estates, made by Dalton & Neves, Engineers, May, 1940, recorded in the R. M. C. Office for Greenville County in Plat Book K, at page 36, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the West side of Fore Avenue at joint front corner of Lots No. 10 and 11 of Block F, and running thence with the line of Lot No. 10, S. 83-34 W. 154.2 feet to an iron pin on the East side of a five foot strip of land reserved for utilities; thence with the East side of the five foot strip of land reserved for utilities, N. 20-08 W. 75.7 feet to an iron pin; thence with the line of Lot No. 12, N. 83-34 E. 170.4 feet to an iron pin on the West side of Fore Avenue; thence with the West side of Fore Avenue, S. 9-04 E. 75 feet to the beginning corner.

The above 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 \$1,750.00.
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 is the same property conveyed to the grantor herein by deed from Conyers & Gower, Inc. dated January 15, 1945, and recorded in the R. M. C. Office for Greenville County in Deed Vol. 271, at page 157.