

State of South Carolina,

County of GREENVILLE



MAR 23 10 25 AM 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 One Thousand and No/100 (\$1,000.00) 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 James F. Peden, his Heirs and Assigns forever:

All that certain piece, parcel or lot of land situate, lying and being on the East side of Claremore Avenue, near the City of Greenville, in the County of Greenville, State of South Carolina, being shown as Lot No.20, 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, 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, and running thence with line of Lot 21 N. 82-47 E. 168.9 feet to iron pin on the West edge of a 10-foot strip of land reserved for utilities; thence along West edge of strip of land reserved for utilities, S. 7-23 E. 75 feet to iron pin on the North side of Fairview Avenue; thence with North side of Fairview Avenue S. 82-47 W. 143 feet to iron pin; thence following Fairview Avenue along a curved line (the chord being N. 52-35 W. 35.7 feet) to iron pin on the East side of Claremore Avenue; thence with East side of Claremore Avenue N. 7-56 W. 50 feet to the beginning corner.

This lot 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 \$4,000.00.
4. The building line as shown on the recorded plat and also other restrictions shown on said plat are to be strictly adhered to.

The Grantor agrees to include an additional strip five feet in width along the rear line of Lots 21, 22, 23 and 24 of Block I, on plat above mentioned, as a reservation for utilities.

Grantee is to pay 1949 taxes.

264-10-20