

THE STATE OF SOUTH CAROLINA,
County of Greenville.

Whereas, the property hereinafter described was conveyed to William H. Beattie and A. M. Rickman, as Trustees, by A. Eliza Marshall, et al., the deed being recorded in the R.M.C. Office for Greenville County, in Volume

~~KNOW ALL MEN BY THESE PRESENTS, THAT~~
112, page 590, in which deed the grantors created an executive committee composed of S.M. Beattie, C.C. Withington and Alfred W. Marshall, to manage, control and authorize the sale of said property, and WHEREAS, the said deed further provided that the Trustees should hold the legal title to said property and should convey same upon request of the executive committee or a majority of said committee; and WHEREAS, the said executive committee, or a majority thereof, requested that this conveyance be made to Robert H. Rowland; and Louise Rowland, Now, Therefore, Know all men by these presents, That we William H. Beattie and A. M. Rickman, as Trustees of the Estate of A. Eliza Marshall, et al, in the State aforesaid, in consideration of the sum of Seven Hundred Sixty-five & no/100 (\$765.00) Dollars

to us in hand paid
at and before the sealing of these presents by
Robert H. Rowland and Louise Rowland

(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 Robert H. Rowland and Louise Rowland, their heirs and assigns:-

All that certain piece, parcel or lot of land in the City of Greenville, on the north side of Central Avenue, being known and designated as Lot No. 9 on a map of Marshall Estates, made by Dalton & Neves, Engineer, May, 1932, which plat is recorded in the R. M. C. Office for Greenville County, S. C., in Plat Book H, at page 253, and having, according to said plat, the following metes and bounds, to-wit:-

Beginning at an iron pin on the north side of Central Avenue, joint corner of lots 9 and 10, and running thence along joint line of said lots, N. 17-28 E. 146 feet to an iron pin, joint rear corner of lots 9 and 10; thence S. 77-04 W. 91.3 feet to an iron pin, joint rear corner of lots 8 and 9; thence along joint line of said lots, S. 3-05 W. 103.3 feet to an iron pin on the north side of Central Avenue; thence along the north side of Central Avenue, S. 73-39 E. 53 feet to the point of beginning.

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

- (1) No residence shall be erected thereon nearer than 20 feet to the street on which said residence shall face and no garage shall be erected thereon nearer than 20 feet to any street line.
- (2) No residence shall be erected thereon costing less than \$2,000.00.
- (3) The lots shall be used for residential purposes only and shall not be subdivided to face in any other direction except as shown on plat.
- (4) No lot shall be sold, leased or rented to any person of African descent.

This conveyance is made subject to a sewer easement along the eastern boundary of the lot described above and is subject to an easement for a storm sewer drain along the western boundary of said lot, both of which easements are shown on the plat referred to above.

State of South Carolina,
County of Greenville.

We, the undersigned, being a majority of the Executive Committee of the Marshall Estate, hereby request, authorize and direct William H. Beattie and A. M. Rickman, as Trustees of said Marshall Estate, to convey to Robert H. Rowland and Louise Rowland the property herein described. Witness our hands and seals this 1st day of April, 1937.

In the presence of:	William H. Beattie (L.S.)
Henry Fairchild	A. M. Rickman (L.S.)
T. C. Gower.	Alfred W. Marshall (L.S.)
	Executive Committee.

Request recorded April 15th, 1937 at 12:39 P. M. #4933