

TITLE TO REAL ESTATE—G.T. 201

3733 PROVENOR—JARRARD CO.—GREENVILLE

THE STATE OF SOUTH CAROLINA,
County of Greenville.

KNOW ALL MEN BY THESE PRESENTS, That William H. Beattie and A. M. Rickman, as Trustees of A. Eliza Marshall and others,

in the State aforesaid,
in consideration of the sum of
Thirteen Hundred and Ninety five (\$1,395.00) DOLLARS

to us in hand paid
at and before the sealing of these presents by
Mattie C. Reynolds,

(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
Mattie C. Reynolds, her heirs and assigns:

All that certain piece, parcel or lot of land situate, lying and being on the South-east side of Central Avenue in the City of Greenville, County of Greenville, State of South Carolina, known and designated as lot No. 30 and the Northern half of lot No. 31 on plat of the Marshall Estates Property made by Dalton & Neves, Engineers, May, 1932, and having according to said plat, which is recorded in the R. M. C. Office for Greenville County, S. C. in Plat Book "H" at page 253, the following metes and bounds, to-wit:-

Beginning at an iron pin on the Southeast side of Central Avenue, the joint corner of lots 29 and 30, and running thence along the Southeast side of said Central Avenue, S. 48-06 W. 75 feet to a point on said Avenue; thence through the center of Lot No. 31 on a new line S. 41-54 E. 140.4 feet, more or less, to an iron pin at the center of the rear line of lot No. 31; thence N. 31-44 E. 78.15 feet to an iron pin at the rear corner of lots 29 and 30; thence with the joint line of the last mentioned lots N. 41-54 W. 118.5 feet to an iron pin on the Southeast side of Central Avenue, the beginning corner.

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 a 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 rental to any person of African descent.

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 R. M. C. Office for Greenville County in Vol. 112, page 590, in which deed the grantors created an executive committee composed of S. M. Beattie, C. C. Withington and Alfred M. 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 Mattie C. Reynolds,

Now, therefore.

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 Mattie C. Reynolds the property herein described. Witness our hands and seals this 14th day of January, 1938

In the presence of: T. C. Gower, S. M. Beattie (SEAL)
Henry Fairchild Alfred W. Marshall (SEAL)

Request recorded this the 19th day of January, 1938 at 4:41 P. M. #766