

TITLE TO REAL ESTATE

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 Vol. 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 Carol W. Coons and Lindsey Boozer, Jr.

Now, Therefore,

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

in the State aforesaid.
in consideration of the sum of Eight Hundred and Fifty and no/100 DOLLARS

to us Carol W. Coons and Lindsey Boozer, Jr. in hand paid, at and before the sealing of these presents by

in the State aforesaid, 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 Carol W. Coons and Lindsey Boozer, Jr., their heirs and assigns:-

All that certain piece, parcel or lot of land, situate, lying and being on the South side of Central Avenue, in the City of Greenville, County of Greenville, State of South Carolina, known and designated as Lot No. 28 on plat of Marshall Estate, made by Dalton & Neves, May, 1932, 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 South side of Central Avenue, joint corner of Lots 27 and 28, and running thence along the rear line of lots 27, 26, and 25, S. 31-44 W. 121.7 feet to an iron pin; thence with the line of lot No. 29 N. 41-54 W. 103.2 feet to an iron pin on the South-east side of Central Avenue; thence with Central Avenue, N. 48-06 E. 11.9 feet to an iron pin on said Avenue; thence continuing on a curved line with said Avenue, N. 59-04 E. 44 feet to a point; thence continuing on a curved line N. 81-31 E. 44 feet to an iron pin; thence continuing with said Avenue on a curved line, S. 76-17 E. 44.1 feet to 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 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.

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 Carol W. Coons and Lindsey Boozer, Jr., the property herein described. Witness our hands and seals this 3rd day of June, 1938.

In the presence of: T. C. Gower	S. M. Beattie
Henry Fairchild	C. C. Withington
	Alfred W. Marshall
	Executive Committee.

Consent recorded this the 7th day of June, 1938 at 11:40 A. M. #7109 BY: E.G.