

TITLE TO REAL ESTATE—G. T. 204

STATE OF SOUTH CAROLINA,

Greenville County.

KNOW ALL MEN BY THESE PRESENTS, That Marsmen, 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 Three Thousand no/100 (\$3,000.00) DOLLARS,

to it in hand duly paid at and before the sealing and delivery of these presents by the grantee 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

Cleo M. Smith and Gladys P. Smith, their heirs and assigns forever,

All that certain piece, parcel or lot of land in Gantt Township, County of Greenville, State of South Carolina, on the South side of Meadors Drive and being known and designated as lot No. 166 of Augusta Acres, property of Marsmen, Inc., according to plat recorded in the R.M.C. Office for Greenville County in Plat Book "P", page 21, and having according to said Plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the South side of Meadors Drive, joint corner of lots 165 and 166, and running thence with Meadors Drive, N. 81-44 E. 200 feet to an iron pin, joint corner of lots Nos. 166 and 167; thence with line of lot No. 167, S. 8-16 W. 233.7 feet to an iron pin, joint corner of lots Nos. 166, 167, 176 and 177; thence with rear line of lots Nos. 177 and 178, S. 86-50 W. 200.8 feet to an iron pin, joint corner of lots Nos. 165 and 166; thence with line of lot 165, N. 8-16 E. 215.9 feet to an iron pin on the South side of Meadors Drive, the beginning corner.

This is a portion of the property conveyed to Marsmen, Inc. by Mrs. Mary I. Meadors, by Deed dated March 30, 1946.

Taxes for 1946 to be pro rated as of April 1, 1946.

This lot is sold subject to the following restrictions which shall be effective for a period of fifty (50) years from the date of this Deed: (1) No part of this lot shall be sold, rented or otherwise disposed of to any person of African descent. (2) This property to be used only for residential purposes. (3) No residence, other than buildings now on said property, to be erected at a cost of less than \$4,000.00. (4) No residence to be erected on said property nearer than 30 feet to the South side of Meadors Drive. After the installation of waterlines, no outside toilets to be permitted

State of South Carolina) RELEASE
County of Greenville)

For value received I W. S. Bradley the owner and holder of that certain mortgage executed by Marsman, Inc. dated 2 April 1946 in the sum of \$15000.00 and recorded in the R.M.C. Office for Greenville County in mortgage Vol. 344, page 133, hereby release and forever discharge the within described lot of land from the lien and effect of said mortgage.

Witness my hand and seal this the 9th day of April 1946.

Witness. W. S. Bradley (L.S.)
Charlotte Stevenson
P. Bradley Morrah, Jr

State of South Carolina)
County of Greenville)

Personally appeared before me Charlotte Stevenson and made oath that she saw the within named W. S. Bradley sign, seal, and as his act and deed deliver the within written release and that she with P. Bradley Morrah, Jr. witnessed the execution thereof.

Sworn to before me this the 9th day of April 1946. Charlotte Stevenson
P. Bradley Morrah, Jr
Notary Public for South Carolina