

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 Volume 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 Daniel H. Marshall;

Now, Therefore,

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

in the State aforesaid

in consideration of the sum of Four Hundred Sixty-Seven and 50/100 (\$467.50)

DOLLARS

to us in hand paid, at and before the sealing of these presents by Daniel H. Marshall

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 Daniel H. Marshall, his heirs and assigns:

All that certain piece, parcel or lot of land in the City of Greenville, State and County aforesaid, on Central Avenue, being known and designated as Lot #2 as shown on a map of Marshall Estates, made by Dalton & Neves, Engineers, May, 1932, which plat is recorded in the R. M. C. Office for Greenville County 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 Northwest side of Central Avenue, joint corner of Lots #1 and 2, and running thence along the joint line of said lots N. 46-00 W. 140.3 feet to an iron pin, joint rear corner of Lots #1 and 2; thence N. 48-06 E. 60 feet to an iron pin, joint rear corner of Lots #2 and 3; thence along joint line of said lots S. 41-54 E. 140 feet to an iron pin on the Northwest side of Central Avenue, joint corner of Lots #2 and 3; thence along Central Avenue, S. 48-06 W. 50 feet to the point of beginning.

The property herein described is conveyed subject to the following building restrictions:

1. No residence shall be erected on said lot 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 on said lot costing less than \$2,000.00.
3. This lot shall be used for residential purposes only and shall not be subdivided to face in any other direction except as shown on plat.
4. This lot shall never be sold, leased, rented or otherwise disposed of to persons of African descent.

State of South Carolina,
County of Greenville.

We, the Undersigned, a majority of the Executive Committee, do hereby direct and authorize the within conveyance.

Dated at Greenville, S. C. this September 30, 1938.

S. M. Beattie
A. W. Marshall
C. C. Withington

Affidavit recored October 29th, 1938 at 11:50 A. M. #12296