

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 as 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 ~~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 Sam J. Koundouros,

NOW, THEREFORE,

KNOW ALL MEN BY THESE PRESENTS, That We, 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 TWELVE HUNDRED FIFTY AND NO/100 (\$1,250.00) DOLLARS

to US in hand paid, at and before the sealing of these presents by Sam J. Koundouros

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 Sam J. Koundouros, his Heirs and Assigns forever:-

All that certain piece, parcel or lot of land situate, lying and being at the Southeast corner of Barrett Street and Central Avenue, in the City of Greenville, County of Greenville, State of South Carolina, known and designated as Lot No. 16 and a strip 27.5 feet in width off the North side of Lot No. 17, on plat of Marshall Estates, 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 at the Southeast corner of Central Avenue and Barrett Street and running thence with the South side of Central Avenue S. 65-22 E. 135 feet to an iron pin; thence S. 28-05 W. 71.8 feet to an iron pin in rear line of Lot No.17; thence through Lot 17 N. 66-12 W. 135 feet to iron pin on the East side of Barrett Street; thence with the East side of Barrett Street, N. 28-05 E. 74 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 Sam J. Koundouros the property herein described.

Witness our hands and seals this 26th day of November, 1938.

In the Presence of:	Alfred W. Marshall
Henry Fairchild	S. M. Beattie
A. G. Gower	C. C. Withington
	Executive Committee.