

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, S.C., 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 J. Donald Skinner

NOW THEREFORE

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

in the State aforesaid

in consideration of the sum of

Seven Hundred Sixty Five (\$765.00)

DOLLARS

to US

in hand paid, at and before the sealing of these presents by

J. Donald Skinner

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 J. Donald Skinner, his heirs and assigns:

All that certain piece, parcel or lot of land situate, lying and being on the North side of Central Avenue, in the City of Greenville, County of Greenville, State of South Carolina, being known and designated as Lot No. 12 on map of Marshall Estates, made by Dalton & Neves, Engineers, 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 North side of Central Avenue, joint corner of Lots Nos. 11 and 12, and running thence with the line of Lot No. 11, N. 24-38 E. 155.4 feet to an iron pin; thence N. 73-41 E. 19.6 feet to an iron pin; thence S. 2-05 E. 77.3 feet to an iron pin, joint rear corner of Lots Nos. 12 and 33; thence with the line of Lot No. 33, S. 24-20 W. 99.2 feet to an iron pin on the North side of Central Avenue; thence with the North side of Central Avenue, N. 65-22 W. 50 feet to the beginning corner.

We, the undersigned, a majority of the Executive Committee for A. Eliza Marshall, et al, hereby request, authorize and direct William H. Beattie and A. M. Rickman as Trustees for A. Eliza Marshall, et al, to convey to J. Donald Skinner the property described herein.

WITNESS our hands and seals this 31st day of July 1940

In the presence of :

S. M. Beattie (LS)

T. C. Gower

A. W. Marshall (LS)

Henry Fairchild

EXECUTIVE COMMITTEE for A. Eliza Marshall, et al

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

- (1) No residence shall be erected upon said lot nearer than 20 feet to the street on which the 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 so as to face in any direction other than as shown on the plat thereof referred to herein.
 - (4) This lot shall never be sold, rented or otherwise disposed of to persons of African descent.
- It is understood that the Grantee assumes the balance remaining due on account of paving assessments assessed by the City of Greenville against the above described property. X