

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 ONE HUNDRED FIFTY (\$3150.00) 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

S. W. Ried, his heirs and assigns forever, all that piece, parcel or lot of land in Gantt Township, Greenville County, State of South Carolina, on the East side of Fork Shoals Road, and being known and designated as Lot No. 20 of Augusta Acres, property of Marsmen, Inc., according to Plat made by R. E. Dalton, Engineer, March 1946, recorded in the R. M. C. office for Greenville County, in Plat Book "P" page 15 , and having, according to said Plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the East side of Fork Shoals Road, joint corner of Lots Nos. 19 and 20, and running thence with line of Lot No. 19, N. 6-10 E., 221.5 feet to an iron pin in rear line of Lot No. 51; thence with rear line of Lot No. 51, S. 47-35 E., 29.7 feet to an iron pin, joint corner of Lots Nos. 50 and 51; thence with rear line of Lot No. 50, S. 47-35 E., 50.3 feet to an iron pin, joint corner of Lots Nos. 20 and 21; thence with line of Lot No. 21, S. 40-58 W., 240 feet to an iron pin on the East side of Fork Shoals Road; thence with the East side of Fork Shoals Road N. 34-40 W., 125 feet to an iron pin, the beginning corner.

The above property is a portion of the property conveyed to the Grantor by Mary I. Meaders by Deed dated March \_\_\_\_\_, 1946, recorded in the R. M. C. office for Greenville County in Deed Book \_\_\_\_\_, page \_\_\_\_\_.

This property is sold subject to the following restrictions which constitutes a part of the consideration hereof, and shall be effective for a period of fifty (50) years from the date hereof.

(1) Said property is not to be sold, rented or otherwise disposed of to any person of African descent.

(2) Said property is to be used for residential purposes only.

(3). No house, other than the buildings now on said property, is to be built thereon at a cost of less than \$5,000.00.