

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 TWENTY-FIVE HUNDRED (\$2500.00) 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

Daisy M. Pollard, her Heirs and Assigns forever:

All those four (4) certain pieces, parcels or lots of land in Butler Township, Greenville County, State of South Carolina, being known and designated as lots Nos. 1, 2, 8 and 20, on a Plat of property of Marsmen, Inc., made by Dalton & Neves, June 1945, and recorded in the R. M. C. office for Greenville County, in Plat Book "M", at Page 133, and having, according to said Plat, the following metes and bounds, to-wit:

Lot No. 1: BEGINNING at an iron pin on the South side of Spartanburg Road (East North St. Ext.), corner of East Lake property, and running thence with said Road N. 56-50 E. 130 feet to an iron pin, joint corner of Lots 1 and 2; thence with line of Lot No. 2, S. 33-10 E. 200 feet to an iron pin in line of Lot 20; thence with line of Lot 20, S. 56-50 W. 56.5 feet to a pin; thence with East Lake line, N. 53-26 W. 212.8 feet to an iron pin, the beginning corner.

Lot No. 2: BEGINNING at an iron pin on the South side of Spartanburg Road (East North St. Ext.), joint corner of lots 1 and 2, and running thence with said Road N. 56-50 E. 100 feet to an iron pin, joint corner of lots 2 and 3; thence with line of lot 3, S. 33-10 E. 200 feet to an iron pin in line of lot 20; thence with line of lot 20, S. 56-50 W. 100 feet to an iron pin, joint corner of lots 1 and 2; thence with line of lot 1, N. 33-10 W. 200 feet to an iron pin, the beginning corner.

Lot No. 8: BEGINNING at an iron pin on the South side of Spartanburg Road (East North St. Ext.), joint corner of lots 7 and 8, and running thence with said Road, N. 56-50 E. 100 feet to an iron pin on the West side of a sixty-foot Road (Griffin Drive), and running thence with said sixty-foot Road, S. 33-10 E. 200 feet to an iron pin, joint corner of lots 8 and 20; thence with line of lot 20, S. 56-50 W. 100 feet to an iron pin, joint corner of lots 7 and 8; thence with line of lot 7, N. 33-10 W. 200 feet to an iron pin, the beginning corner.

Lot No. 20: BEGINNING at an iron pin on the West side of a sixty-foot Road (Griffin Drive), joint corner of lots 8 and 20, and running thence S. 56-50 W. 756.5 feet to an iron pin in line of East Lake property; thence with East Lake property S. 53-26 E. 159.6 feet to an iron pin, joint corner of lots 20 and 21; thence with line of lot 21, N. 56-50 E. 701 feet to an iron pin on the West side of a sixty-foot Road (Griffin Drive); thence with the West side of said Road N. 33-10 W. 150 feet to an iron pin, the beginning corner.

Possession is guaranteed as of January 1, 1946, and the Grantor agrees to pay all 1945 Taxes.

The Grantor expressly grants to the Grantee the right of tapping the 3 inch water line on the Spartanburg Road, one tap each for lots 1, 2 and 8, without further charge to the Grantee, and the Grantor further grants to the Grantee the right to tap a water line to be laid along Griffin Drive, upon payment to the Grantor of a pro-rata cost of labor and material for the laying of said water line.

This is a portion of property conveyed by the Heirs of E. S. Griffin to Marsmen, Inc., by Deed recorded in the R. M. C. office for Greenville County, in Deed Book 278, at Page 94, and a portion of this land including the above lots, is being developed as a restricted residential district, and is sold subject to the following restrictions, which constitute 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 to be sold for residential purposes only; (2) no house to be built thereon at a cost of less than Four Thousand (\$4000.) Dollars; (3) No house to be erected nearer than 25 feet from the South side of Spartanburg Road (East North St. Ext.); (4) said property is not to be sold or rented to any person of African descent.