

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 HUNDRED (\$300.00) DOLLARS, and assumption of mortgage indebtedness hereinafter stated

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 Mrs. Lonnie Case Miller, her

Heirs and Assigns forever

all that certain piece, parcel or lot of land in Butler Township, Greenville County, State of South Carolina, being known and designated as Lot No. 14 on a Plat of property of Marsmen, Inc., made by Dalton and Neves, June 1945, and recorded in the R.M.C. office for Greenville County, in Plat Book "M", Page 133, and being more fully described as follows:

BEGINNING at an iron pin on the South side of Spartanburg Road (East North Street Ext.), joint corner of lots Nos. 13 and 14, and running thence with the South side of Spartanburg Road, N. 56-50 E. 130.7 feet to an iron pin, corner of property of R. F. Watson; thence with Watson line S. 21-30 E. 204.2 feet to an iron pin, joint corner of lots Nos. 14 and 15; thence with line of lot No. 15, S. 56-50 W. 89.4 feet to an iron pin; joint corner of lots Nos. 13 and 14; thence with line of lot No. 13, N. 33-10 W. 200 feet to an iron pin; the beginning corner.

As part of the consideration hereinabove expressed, the Grantee herein expressly assumes and and promises to pay a certain note secured by mortgage over the above described lot, executed by Marsmen, Inc. to H. K. Townes, Attorney, in the sum of Three Hundred (\$300.00) Dollars, payable \$150.00 on July 10th, 1946 and \$150.00 on July 10, 1947, together with interest from July 10, 1945. Said mortgage being recorded in the R.M.C. office for Greenville County, in Mortgage Book 336, Page 58.

Possession is guaranteed as of January 1, 1946, Grantor to pay taxes for 1945.

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 lot, 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 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 \$4,000.00; (3) No house is 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.

Included in the above consideration is the right to make one tap on the water line which extends along the Spartanburg Road.