

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 Six Hundred (\$600.00) no/100 DOLLARS,

to it in hand duly paid at and before the sealing and delivery of these presents by the grantee S 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

Addie Louise Gudger and Mary Milwee Welborn, their heirs and assigns forever,

All that piece, parcel or lot of land in Butler Township, Greenville County, State of South Carolina, on the South side of the Spartanburg Road (East North St. Ext.), being known and designated as Lot No. 5 on 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 being more fully described as follows:

Beginning at an iron pin on the South side of Spartanburg Road (East North St. Ext.), joint corner lots Nos. 4 and 5, and running thence with line of lot No. 4, S. 33-10 E. 200 feet to an iron pin in line of lot No. 20; thence with line of lot No. 20, N. 56-50 E. 100 feet to an iron pin, joint corner of lots Nos. 5 and 6; thence with line of lot No. 6, N. 33-10 W. 200 feet to an iron pin on the South side of Spartanburg Road (East North St. Ext.); thence with said Road S. 56-50 W. 100 feet to the beginning corner.

Possession is guaranteed not later than December 31, 1945.

Grantor to pay 1945 taxes.

This is a portion of the 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 fifty (50) years from the date hereof; (1) Said property is to be sold for residential purposes only; (2) No house to be erected nearer than 25 feet from the South side of Spartanburg Road (East North St. Ext.); (3) No house to be built thereon at a cost of less than \$4,000.00; (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 to water line on Spartanburg Road.