

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 Eight Hundred (\$800.00) 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 L. C. Wilson, Jr., his Heirs and

**Assigns forever:**

All those two (2) certain pieces, parcels or lots of land in Butler Township, Greenville County, State of South Carolina, being known and designated as Lots Nos. 53 and 54 on a plat of property of Marsmen, Inc. made by Dalton and Neves, June 1945, and addition thereto made October 1945. These lots are a portion of Tract No. 8, as shown on a plat of Estate of E. S. Griffin, made by Dalton and Neves July 1942, recorded in the R. M. C. Office for Greenville County, in Plat Book "M" at page 131, the lots herein conveyed being more fully described as follows:

Lot 53:

Beginning at an iron pin on the East side of State Highway 291, joint corner of lots Nos. 41 and 53, and running thence with line of lot No. 41, N. 80-48 E. 200 feet to an iron pin on the West side of a forty-foot road; thence with West side of said road, N. 9-12 W. 140 feet to an iron pin, joint corner of lots 53 and 54; thence with line of lot 54, S. 80-48 W. 200 feet to an iron pin on the East side of State Highway 291; thence with State Highway 291, S. 9-12 E. 140 feet to an iron pin, the beginning corner.

Lot 54:

Beginning at an iron pin on the East side of State Highway 291, joint corner of lots 53 and 54, and running thence with line of lot 53, N. 80-48 E. 200 feet to an iron pin on the West side of a forty-foot road; thence with West side of said road, N. 9-12 W. 140 feet to an iron pin, joint corner of lots 54 and 55; thence with line of lot 55 S. 80-48 W. 200 feet to an iron pin on the East side of State Highway 291; thence with said Highway S. 9-12 E. 140 feet to an iron pin, the beginning corner.

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 lots, is being developed as a 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 \$4,000.00
- (3) Any residence constructed on either of said lots shall front on the forty-foot road hereinabove referred to.
- (4) Said property is not to be sold or rented to any person of African descent.