

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 and Sixty (\$660.00) and no/100 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 John E. Mitchell, his heirs and

assigns forever, all that piece parcel or lot of land in Butler Township, Greenville County, State of South Carolina, being known and designated as Lot No. 4 on a plat of property of Marsmen, Inc., made by Dalton & Neves, June 1945, 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:

Beginning at an iron pin on the South side of Spartanburg Road, (E. North St. Extension), joint corner of Lots Nos. 3 and 4, and running thence with line of Lot No. 3, 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. 4 and 5; thence with line of lot No. 5, N. 33-10 W., 200 feet to an iron pin on the South side of Spartanburg Road (E. North St. Extension); thence with said Road S. 56-50 W., 100 feet to an iron pin, the beginning corner.

As part of the consideration hereinabove expressed, the Grantee herein by accepting this Deed expressly assumes and promises to pay a certain Note secured by Mortgage executed by Marsmen, Inc. to H. K. Townes, Attorney, in the sum of Three Hundred Dollars (\$300.00), recorded in the R. M. C. Office for Greenville County, In Mortgage Book 336, page 68. Grantee to pay 1946 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 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 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 (E. North St. Extension); (4) Said property is not to be sold or rented to any person of African descent.

The right and privilege to make one tap to the water line on Spartanburg Road is hereby granted, same to be without cost, except for such tapping as the City Water Works may impose.