

TITLE TO REAL ESTATE

Kerr Printing Co., Greenville, S. C.

The State of South Carolina,
COUNTY OF GREENVILLE,

WHEREAS, the property hereinafter described was conveyed to William H. Beattie and A. M. Rickman, as Trustee, by A. Eliza Marshall, et al, the deed being recorded in the R. M. C. Office for Greenville County, S.C., in Vol. 112, page 590, in which deed the Grantors created an Executive Committee composed of S. M. Beattie, C. C. Withington and Alfred W. Marshall, to manage, control and authorize the sale of said property; and WHEREAS, the said deed further provided that the Trustees should hold the legal title to said property and should convey same upon request of the Executive Committee, or a majority of said Committee; and WHEREAS, the said Executive Committee, or a majority thereof, requested that this conveyance be made to Edward C. Karolyi;

KNOW ALL MEN BY THESE PRESENTS, That We, William H. Beattie and A. M. Rickman, as Trustees for A. Eliza Marshall, et al

in the State aforesaid
in consideration of the sum of Eight Hundred Fifteen and 00/100 (\$815.00) DOLLARS

to us in hand paid, at and before the sealing of these presents by
Edward C. Karolyi

in the State aforesaid, the receipt whereof is hereby acknowledged, have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release, unto the said Edward C. Karolyi, His Heirs and Assigns Forever:

All that certain piece, parcel or lot of land situate, lying and being on the North side of Central Avenue in the City of Greenville, County of Greenville, State of South Carolina, being shown as Lot 14 on Map of Marshall Estates made by Dalton & Neves, Engineers, May, 1932, recorded in the R. M. C. Office for Greenville County, South Carolina, in Plat Book H, page 253, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the North side of Central Avenue at joint front corner of Lots 14 and 15 and running thence with line of Lot 15 N. 24-20 E. 138.7 feet to an iron pin; thence N. 86-32 W. 53.6 feet to an iron pin; thence with the line of Lot 33 S. 24-20 W. 119.3 feet to an iron pin on North side of Central Avenue; thence with the North side of Central Avenue N. 65-22 E. 50 feet to beginning corner.

We, the undersigned, a majority of the Executive Committee for A. Eliza Marshall, et al, hereby request, authorize and direct William H. Beattie and A. M. Rickman, as Trustee, for A. Eliza Marshall, et al, to convey to Edward C. Karolyi the property described herein.

WITNESS our hands and seals this 2nd day of March, 1946.

In the presence of:

Cecile E. Ashmore

T. C. Gower

S. M. Beattie

C. C. Withington

Executive Committee for A. Eliza Marshall, et al

The property described herein is conveyed subject to the following building restrictions:

1. No residence shall be erected upon said lot nearer than 20 feet to the street on which the residence shall face and no garage shall be erected thereon nearer than 20 feet to any street line.

2. No residence shall be erected on said lot costing less than \$2000.00.

3. This lot shall be used for residential purposes only and shall not be subdivided so as to face any direction other than as shown on the plat thereof referred to herein.

4. This lot shall never be sold, rented or otherwise disposed of to persons of African descent.