

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 Thousand Dollars (\$3,000.00) 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 Jennie F. McKinney and Robert McKinney, their heirs and assigns forever:

All that certain piece, parcel or lot of land in Gantt Township, being known and designated as Lot No. 64, of Augusta Acres, property of MARSMEN, INC., according to Plat made by R. E. Dalton, March 1946, recorded in the R. M. C. Office for Greenville County in Plat Book "P" at page 15, and having according to said Plat, the following metes and bounds, to-wit:

Beginning at an iron pin on the East side of Meadors Avenue, joint corner of Lots Nos. 63 and 64 and running thence with line of Lot No. 63, N. 64-34 E. 200.4 feet to an iron pin, joint corner Lots Nos. 63, 64, 65 and 67; thence with line of Lot No. 65, S. 16-33 E. 202 feet to an iron pin on the North side of Meadors Avenue; thence with Meadors Avenue S. 81-44 W. 92.6 feet to an iron pin; thence still with Meadors Avenue, S. 89-02 W. 33.4 feet to an iron pin; thence still with Meadors Avenue, N. 74-24 W. 34.5 feet to an iron pin; thence still with Meadors Avenue, N. 57-57 W. 34.6 feet to an iron pin; thence still with Meadors Avenue N. 42-12 W. 30.6 feet to an iron pin; thence still with Meadors Avenue, N. 27-49 W. 30.4 feet to an iron pin; thence still with Meadors Avenue, N. 20-18 W. 46.7 feet to an iron pin, the beginning corner.

This is a portion of property conveyed by Mary I. Meadors to Marsmen, Inc., by Deed recorded in the R. M. C. Office for Greenville County, in Deed Book 290, at page 143, 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 used or sold for residential purposes only; (2) No residences, other than the building now on said property, shall be built thereon at a cost of less than \$5,000.00; (3) No building to be erected nearer than 30 feet from Meadors Avenue; (4) No outside toilets to be permitted after the installation of waterlines; (5) No part of this property to be sold, rented or otherwise disposed of to any person of African descent. Taxes for 1946 to be pro-rated as of May 1st, 1946, when paid by the Grantor.