

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 FIVE HUNDRED FORTY (\$540.00) 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

Doris Hester, her heirs and assigns forever:

All that certain piece, parcel or lot of land in Gantt Township, Greenville County, State of South Carolina, on the South side of Clearview Avenue, being known and designated as lot No. 75 on a Plat of Augusta Acres property of Marsmen, Inc., made by R. E. Dalton March 1946, recorded in the R. M. C. office for Greenville County, in Plat Book "P", page 17, and having according to said Plat, the following metes and bounds, to wit:

BEGINNING at an iron pin on the South side of Clearview Avenue, joint corner of lots Nos. 74 and 75 and running thence with line of Lot No. 74, S. 15-45 E., 200 feet to an iron pin, joint corner of lots Nos. 74, 75, 96 & 97; thence with line of lot No. 96, N. 74-15 E., 100 feet to an iron pin, joint corner of lots Nos. 75, 76, 95 & 96; thence with line of lot No. 76, N. 15-45 W., 200 feet to an iron pin on the South side of Clearview Avenue; thence with Clearview Avenue, S. 74-14 W., 100 feet to an iron pin, the beginning corner.

Grantor to pay 1946 taxes and upon payment, taxes are to be pro-rated as of the date of this Deed.

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 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 used or sold for residential purposes only; (2) No residence shall be built thereon at a cost of less than \$5,000.00; (3) No building to be erected nearer than 30 feet from the street; (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.

STATE OF SOUTH CAROLINA) RELEASE
COUNTY OF GREENVILLE)

For and in consideration of the sum of \$300.00, I, W. S. Bradley the owner and holder of a mortgage executed by MARSMEN, INC., to me on April 2, 1946, in the original sum of \$15,000.00, recorded in the R. M. C. office for Greenville County, in Mortgage Book 344, page 133, do hereby release the within described lot from the lien of said mortgage.

WITNESSES my hand and seal this
the 9 day of May, 1946.

Witnesses:

Anne E. Bradley

W. S. Bradley (LS.)

Jas. M. Richardson

State of South Carolina,
County of Greenville

PERSONALLY appeared before me Anne E. Bradley and made oath that she saw the within named W. S. Bradley sign, seal and as his act deed sign the within release, and that she with Jas. M. Richardson witnessed the execution thereof.

SWORN to before me this the
9 day of May, 1946.

Jas. M. Richardson (LS)

Anne E. Bradley

Notary Public for South
Carolina



Release Recorded May 9th, 1946, at 4:58 P.M. #8143