

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) 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 J. M. Ivester and Agnes F.

Ivester, their heirs and assigns forever:

All that certain piece, parcel or lot of land in Gantt Township, Greenville County, State of South Carolina, being known and designated as Lot No. 8 on Plat of Augusta Acres property of Marsmen, Inc., recorded in Plat Book "P" at Page 13, R. M. C. Office for Greenville County, and having according to said Plat, the following metes and bounds, to-wit:

Beginning at an iron pin on the West side of High Street, joint corner of Lots Nos. 8 and 9, and running thence with High Street, S. 15-45 E. 178.6 feet to an iron pin; thence in a curved line S. 24-43 W. 32.4 feet to an iron pin on the North side of Churchill Circle; thence with Churchill Circle, S. 65-20 W. 78.6 feet to an iron pin, joint corner of Lots Nos. 7 and 8; thence with line of lot No. 7, N. 24-40 W. 207.8 feet to an iron pin in line of Lot No. 9; thence with line of Lot No. 9, N. 69-48 E. 31.3 feet to an iron pin, joint corner of lots Nos. 9 and 10; thence with line of lot No. 10, N. 69-48 E. 100.1 feet to an iron pin on the West side of High Street, the beginning corner.

Grantor to pay 1946 taxes and upon payment, taxes to be pro-rated as of May 15, 1946.

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 fifty 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.

The owner of this lot shall be entitled to enforce the above restrictions in the event of any attempted violation by other property owners within this block of lots, either in law or equity.

STATE OF SOUTH CAROLINA,

COUNTY OF GREENVILLE.

RELEASE.

In consideration of the sum of \$300.00, I, W. S. Bradley, the owner and holder of a mortgage executed by Marsmen, Inc., to W. S. Bradley, dated 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 from the lien of said mortgage lot No. 8 of Augusta Acres within described.

Witness my hand and seal this the 16th day of May, 1946.

Signed, sealed and delivered

in the presence of:

W. S. Bradley (L. S.)

Anne E. Bradley

Emilie M. Bird.

STATE OF SOUTH CAROLINA,

COUNTY OF GREENVILLE.

PERSONALLY appeared before me Anne E. Bradley who on oath says that she saw W. S. Bradley sign, seal and as his act and deed deliver the within release, and that she with Emilie M. Bird witnessed the execution thereof.

Sworn to before me this the 16th day of May, 1946.

Anne E. Bradley.

Emilie M. Bird (SEAL)

Notary Public for South Carolina.

Release recorded May 16th, 1946 at 1:23 P. M. #8538 BY: E.G.