

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 One Thousand (\$1,000.00) 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 D. S. Fisher, his heirs and assigns forever:

All that certain piece, parcel or lot of land in Butler Township, Greenville County, State of South Carolina, being known and designated as lot No. 19 on plat of property of Marsmen, Inc., made by Dalton and Neves June 1945, recorded in the office of R. M. C. for Greenville County, State of South Carolina, in Plat Book "M" at page 133, containing 3.30 acres and being more fully described as follows:

Beginning at an iron pin on the East side of a sixty-foot road (Griffin Drive), joint corner of Lots Nos. 18 and 19, and running thence with line of Lot No. 18, N. 66-37 E. 324.4 feet to an iron pin; thence S. 47-56 E. 162 feet to an iron pin; thence S. 7-56 E. 150 feet to an iron pin; thence S. 10-04 W. 339.4 feet to an iron pin; thence N. 85-43 W. 56.2 feet to an iron pin, joint corner of Lots Nos. 19 and 25; thence with line of Lot No. 25; N. 38-25 W. 260 feet to an iron pin on the East side of sixty-foot road; thence with the East side of said road N. 33-10 W. 300 feet to the beginning corner.

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 tract, 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 50 years from the date hereof:

- (1) Said property is to be sold for residential and agricultural purposes only.
- (2) No house, outhouse or other than outbuildings, to be built thereon at a cost of less than \$4,000.00.
- (3) Said property is not to be sold, rented or otherwise disposed of to any person of African descent.

Grantor to pay 1945 taxes.