

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 Eleven Hundred (\$1100.00) 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 Charles T. Whitaker, Jr.

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. 41 on a Plat of property of Marsmen, Inc. made by Dalton & Neves June 1945, recorded in the R. M. C. Office for Greenville County, in Plat Book "P", page 5, and having, according to said Plat, the following metes and bounds, to-wit:

Beginning at an iron pin on the East side of State Highway No. 291, joint corner of lots Nos. 53 and 41, and running thence with line of Lot No. 53 and the South side of Whitaker Circle, N. 80-48 E. 328 feet to an iron pin, joint corner of Lots Nos. 41 and 52; thence with line of lot No. 52, S. 9-12 E. 491 feet to an iron pin in line of Lot No. 61; thence with line of lot No. 61, N. 78-30 W. 273 feet to an iron pin on the East side of State Highway No. 291; thence with said State Highway, N. 9-12 W. 174.1 feet to an iron pin; thence S. 80-48 W. 70 feet to an iron pin on the East side of State Highway No. 291; thence with said Highway, N. 9-12 W. 226 feet to an iron pin, the beginning corner. Containing three (3) Acres.

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 lot, 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 fifty (50) years from the date hereof: (1) Said property is to be sold or used for residential purposes only; (2) No house is to be built thereon at a cost of less than \$4,000.00; (3) Said property is not to be sold or rented to any person of African descent.

Grantee to pay 1946 taxes.