

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 Six Hundred and Sixty (\$660.00) 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

John Dodds, Jr., 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. 13 on Plat of property of Marsmen, Inc., made by Dalton and Neves, June 1945, recorded in the R. M. C. office for Greenville County, State of South Carolina in Plat Book "M" at page 133, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the South side of Spartanburg Road (East North St. Ext.), joint corner of Lots Nos. 12 and 13, and running thence with line of Lot No. 12 S. 33-10 E. 200 feet to an iron pin in line of Lot No. 15; thence with line of Lot No. 15, N. 56-50 E. 100 feet to an iron pin, joint corner of Lots Nos. 13 and 14; thence with line of Lot No. 14 N. 33-10 W. 200 feet to an iron on the South side of Spartanburg Road; thence with Spartanburg Road S. 56-50 W. 100 feet to an iron pin, the beginning corner.

Included in the above recited consideration is the right to make one tap on the water line on Spartanburg Road. Taxes for 1946 to be pro-rated as of April 18, 1946 when paid by Grantor.

This is a portion of 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 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 sold for residential purposes only;
- (2) No house to be built thereon at a cost of less than \$4,000.00;
- (3) No house is to be erected nearer than 25 feet from the South side of Spartanburg Road (East Street Ext.);
- (4) Said property is not to be sold or rented to any person of African descent.