

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) 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.....

Roy V. Capell and Geneva S. Capell, their heirs and assigns forever, all the piece, parcel or tract of land in Butler Township, County of Greenville, State of South Carolina, being known and designated as tract No. 63 on a Plat of property of Manrmen, Inc., made by Dalton & Neves, recorded in the R. M. C. office for Greenville County, in Plat Book "P" at page 5, and having according to said Plat the following metes and bounds, to-wit:

BEGINNING at an iron pin in the center of a thirty (30) foot road, joint corner of tracts Nos. 62, 63, 64 and 65, and running thence with the center of said road, S. 38-20 E., 200 feet to an iron pin; thence still with center of said road, S. 33-50 E., 270 feet to an iron pin; thence across said road, S. 21-57 W., 31 feet to an iron pin; thence N. 68-03 W., 555 feet to an iron pin on the East side of a branch; thence with said branch; N. 31-0 W., 101 feet to an iron pin, joint corner of tracts Nos. 63 and 65; thence with line of tract No. 65, N. 69-14 E., 322 feet to an iron pin in center of road, the beginning corner. Containing 2.38 acres.

Grantor to pay 1946 taxes.

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 described 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 for residential purposes only.
- (2) No house to be built thereon as 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.

STATE OF SOUTH CAROLINA)

COUNTY OF GREENVILLE)

RELEASE

FOR AND IN CONSIDERATION of the sum of \$250.00, I, S. E. Colvin, Jr., Trustee, C. D. Speegle Estate, the owner and holder of a Note and Mortgage executed by Marsmen, Inc., to H. K. Townes, Attorney, on July 10, 1945, in the original sum of \$2,480.00, recorded in the R. M. C. office for Greenville County, in Mortgage Book 223, page 74, do hereby release the within described tract No. 63 from the lien of said mortgage.

WITNESS my hand and seal this the 18th day of September, 1946.

Signed, Sealed and Delivered

S. E. Colvin, Jr.

in the presence of:

Trustee, C. D. Speegle, Estate.

Lewis R. Williams

Elizabeth R. Austin

State of South Carolina,

County of Greenville.

PERSONALLY appeared before me Lewis R. Williams, who, on oath says the he saw the within named S. E. Colvin, Jr., Trustee for C. D. Speegle Estate, sign, seal and as his act and deed deliver the within written release, and that he with Elizabeth R. Austin witnessed the execution thereof.

SWORN to before me this the 18th day of September 1946.

Lewis R. Williams

Elizabeth R. Austin (LS)

Notary Public for South Carolina.

Release recorded October 1st, 1946 at 11:15 A. M. #16550 BY: C.L.B.