

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 (\$600.00) and no/100 DOLLARS,

to it in hand duly paid at and before the sealing and delivery of these presents by the grantee^s 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

Connie M. Hall and Lavinia M. Hall, their heirs and assigns forever, all that certain piece, parcel or lot of land in Gantt Township, County of Greenville, State of South Carolina, being known and designated as lot No. 95 of Augusta Acres property of Marsmen, Inc., recorded in the R. M. C. office for Greenville County in Plat Book "P", page 17, and having according to said Plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the North side of Churchill Circle, joint corner of lots Nos. 95 and 96, and running thence with line of lot No. 96, N. 15-45 W., 200 feet to an iron pin, joint corner of lots Nos. 95, 96, 75 and 76; thence with rear line of lot No. 76, N. 74-15 E., 100 feet to an iron pin, joint corner of lots Nos. 94, 95, 76 and 77; thence with line of lot No. 94, S. 15-45 E., 200 feet to an iron pin on the North side of Churchill Circle; thence with Churchill Circle, S. 74-15 W., 100 feet to an iron pin, the beginning corner.

Grantor to pay taxes for 1946.

This is a portion of the 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 prt 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 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.
- (6) Said property is not to be re-cut or subdivided so as to face any direction other than as shown on said Plat.