

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 no/100 (\$600.00) 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 F. T. McCarter, his Heirs and

Assigns forever, all that piece, parcel or lot of land in Gantt Township, Greenville County, State of South Carolina, on the South side of Meadors Avenue and being known and designated as lot No. 50 of Augusta Acres on a Plat made by R. E. Dalton, Engineer, March 1946, recorded in the R. M. C. office for Greenville County in Plat Book "P", page 15, and having according to said Plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the South side of Meadors Avenue, joint corner of lots Nos. 49 and 50, and running thence with line of lot No. 49, S. 6-53 W., 198.2 feet to an iron pin in rear line of lot No. 23; thence with rear line of lot No. 23, N. 81-51 W., 52.3 feet to an iron pin in line of lot No. 22; thence with rear line of lot No. 22, N. 81-51 W., 37.2 feet to an iron pin, joint corner of lots Nos. 21 and 22; thence with rear line of lot No. 21, N. 57-20 W., 78.2 feet to an iron pin, joint corner of lots Nos. 20 and 21; thence with rear line of lot No. 20, N. 47-35 W., 50.3 feet to an iron pin, joint corner of lots Nos. 50 and 51; thence with line of lot No. 51, N. 40-42 E., 194 feet to an iron pin on the South side of Meadors Avenue; thence with Meadors Avenue in a curved line, S. 57-44 E., 49.1 feet to an iron pin; thence still with Meadors Avenue, in a curved line, S. 74-23 E., 49.1 feet to an iron pin, the beginning corner.

This is a portion of 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 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 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 Meadors Avenue.
- (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 recut or subdivided so as to face any other direction than as shown on said Plat.

Grantor to pay 1946 taxes.

STATE OF SOUTH CAROLINA )  
COUNTY OF GREENVILLE )

RELEASE.

In consideration of the sum of \$300.00, I, W. S. Bradley, the owner and holder of a mortgage executed by Marsmen, Inc., to W. S. Bradley, dated April 2, 1946, in the original sum of \$15,000.00, recorded in the R. M. C. office for Greenville County, in Mortgage Book 344, Page 133, do hereby release from the lien of said mortgage lot No. 50 of Augusta Acres within described.

WITNESS my hand and seal this the 12th day of December 1946.

Signed, Sealed and Delivered

in the presence of:

W. S. Bradley (LS)

Anne E. Bradley

Emilie M. Bird

State of South Carolina,  
County of Greenville.

PERSONALLY appeared before me Anne E. Bradley who on oath says, that she saw W. S. Bradley sign, seal and as his act and deed deliver the within release, and that she with Emilie M. Bird witnessed the execution thereof.

Anne E. Bradley

SWORN to before me this  
the 13 day of December 1946.

Emilie M. Bird (LS)

Notary Public for South Carolina.