

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 Hundred Twenty-Five and 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 F. T. McCarter, his Heirs and

Assigns forever, all that piece, parcel or tract of land in Gantt Township, County of Greenville, State of South Carolina, on the North side of Henderson Avenue and being known and designated as the Western one-fourth (1/4) of lot No. 24 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 North side of Henderson Avenue, joint corner of Lots Nos. 23 and 24, and running thence with Henderson Avenue, N. 81-44 E., 25 feet, more or less, to the center of a concrete ditch; thence with center of said ditch, N. 8-16 W., 200 feet to a point in rear line of Lot No. 49; thence with rear line of lot No. 49, S. 81-44 W. 25 feet, more or less, to an iron pin, joint corner lots Nos. 23 and 24; thence with line of lot No. 23, S. 18-16 E., 200 feet to an iron pin, the beginning corner.

Grantor to pay 1946 taxes.

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 resident shall be built thereon at a cost of less than \$5,000.00.
- (3) No building to be erected nearer than 30 feet from Henderson Avenue.
- (4) No outside toilets to be permitted.
- (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.

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE.

In consideration of the sum of \$75.00, 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 a portion of lot No. 24 of Augusta Acres within described.

Witness my hand and seal this the 28th day of December, 1946.

Signed, Sealed and Delivered

in the presence of: W. S. Bradley (L. S.)

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.

Sworn to before me this the 28th day of December, 1946.

Anne E. Bradley.

Emilie M. Bird (L. S.)

Notary Public for South Carolina.

Release recorded December 28th, 1946 at 1:00 P. M. #21842 BY:E.G.