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The State of South Carolina, }
 COUNTY OF GREENVILLE }

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 THIRTY SEVEN and 50/100 (\$37.50) 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 J. E. Snyder,
his Heirs and Assigns forever, all that certain piece, parcel or
 lot of land in Gantt Township, Greenville County, State of South
 Carolina, being known and designated as lot "J" in a subdivision
 of Tract No. 272 of Augusta Acres, according to Plat recorded
 in the R. M. C. Office for Greenville County in Plat Book "S",
 page 201, and having, according to said Plat, the following
 metes and bounds, to-wit:

BEGINNING at an iron pin on the South side of
 Churchill Extension, joint corners of lots
 "I" and "J", and running thence with line of
 lot "I", S.10-44 E., 225.5 feet to an iron
 pin in line of Tract No. 271; thence with line
 of Tract No. 271, N.77-20 E., 50.03 feet to
 an iron pin, joint corner of lots "J" and "K";
 thence with line of lot "K", N.10-44 W., 223.7
 feet to an iron pin on the South side of Churchill
 Extension; thence with Churchill Extension, S.
 79-16 W., 50 feet to an iron pin, the beginning
 corner; subject to recorded rights-of-way.

GRANTEE to pay 1949 taxes.

This property is conveyed subject to the following restrictions
 and conditions:

- 1- Said property to be used for residential purposes only.
- 2- No residence to cost less than \$5,000.00.
- 3- No building to be erected nearer than 30 feet from Churchill
 Extension.
- 4- No part of this property to be sold, rented or otherwise
 disposed of to any person of African descent.