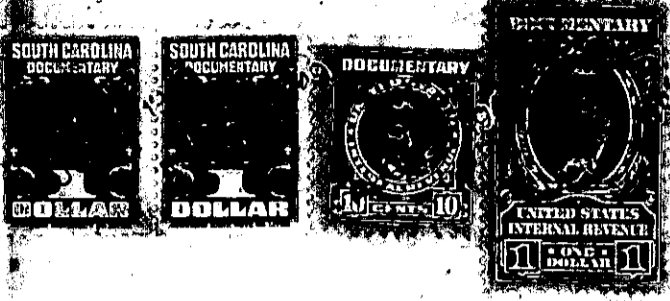


State of South Carolina
COUNTY OF GREENVILLE
GREENVILLE

FILED
GREENVILLE CO. S. C.

AUG 22 9 41 AM 1949

OLLIE FARNSWORTH
R.M.C.



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 SEVEN HUNDRED and No/100 (\$700.00) 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 Cantt Township, on the North side of Fork Shoals Road, being known and designated as lot No. 21 of Augusta Acres on a Plat made by R. E. Dalton 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 Fork Shoals Road, joint corner of lots Nos. 21 and 22 and running thence with line of lot No. 22, N. 40-56 E., 257 feet to an iron pin in rear line of lot No. 50; thence with rear line of lot No. 50, N. 57-20 W., 78.2 feet to an iron pin, joint corner lots Nos. 20 and 21; thence with line of lot No. 20, S. 45 - 38 W., 240 feet to an iron pin on the North side of Fork Shoals Road; thence with said Road, S. 45-00 E., 110 feet to an iron pin, the beginning corner.

Grantor to pay 1946 taxes.

This is a portion of the property conveyed to Marsmen, Inc., by Mary I Meadors, 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 residences shall be built thereon at a cost of less than \$5,000.00.
- (3) No building to be erected nearer than 30 feet from Fork Shoals Road.
- (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 recut or subdivided so as to face any direction other than as shown on said Plat.