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GREENVILLE CO. S. C.

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The State of South Carolina, }  
COUNTY OF GREENVILLE

OLLIE FARNSWORTH  
R. M. C.

KNOW ALL MEN BY THESE PRESENTS, That MARS MEN, 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 Ross T. Sexton,  
his Heirs and Assigns forever, all that piece, parcel or lot of  
land in Gantt Township, Greenville County, State of South Carolina,  
being known and designated as lot "K" a subdivision of Tract  
No. 272 of Augusta Acres, property of Marsmen, Inc., 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 corner of lots "K" and "L", and running thence with line  
of lot "L", S.10-44 E., 222 feet to an iron pin in line of Tract  
No.271; thence with Tract 271, S.77-20 W., 50.03 feet to an  
iron pin, joint corner of lots "J" and "K"; thence with line of  
lot "J", N.10-44 W., 223.7 feet to an iron pin on the South  
side of Churchill Extension; thence with Churchill Extension,  
N. 79-16 E., 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: Said property is to be used for residential  
purposes only; no residence to be erected on said property cost-  
ing less than \$5,000.00; no building to be nearer than 30 feet  
to Churchill Extension; no part of said property to be sold,  
rented or otherwise disposed of to any person of African descent.