

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 Twenty Two Thousand Eight Hundred Fifty 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

Modern Industries, its successors and assigns forever

All those certain pieces, parcels or lots of land in Butler Township, Greenville County, State of South Carolina, being known and designated as Lots Nos. 6, 7, 9, 10, 11, 15, 16, 17, 18, 21, 22, 23, 24, 25, 26, 27, 28, 45, 46, 47, 48, 49, 50, 51, 52, 55, 56, 57, 58 and 59 on a Plat of property of Marsmen, Inc. made by Dalton & Neves June 1945, October 1945 and February 1946, recorded in the R. M. C. Office for Greenville County in Plat Book "P", page 15, reference being craved to said Plat for a more complete description.

Grantor to pay 1946 taxes. Grantor reserves the building on Lot No. 21, but will remove same within 30 days.

It is understood and agreed that the Grantor reserves the right to extend Griffin Drive at its expense along the Eastern side of Lot No. 25 for ingress and egress to Lot No. 66 on said Plat. It is further understood and agreed that the above consideration includes the right to tap a waterline on the Spartanburg Road (East North Street Extension) for the benefit of any residence erected on Lots Nos. 6, 7, 9, 10 and 11 or any subdivision of said lots.

This is a portion of the property conveyed by the heirs of E. S. Griffin to Marsmen, Inc., by Deed recorded in the R. M. C. Office for Greenville County, in Deed Book 278, at page 94, and a portion of this land, including the above lots, is being developed as a 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 sold or used for residential purposes only.

(2) No house to be built thereon at a cost of less than \$4,000.00.

(3) No house to be erected nearer than 25 feet from the South side of Spartanburg Road (East North Street Extension).

(4) Said property is not to be sold, rented or otherwise disposed of to any person of African descent.