

Whereas, the property hereinafter described was deeded to A. M. Rickman and William H. Beattie, as Trustees, by A. Eliza Marshall, et al, by deed recorded in the P. M. C. Office for Greenville County in Deeds Volume 112, at page 590, in which deed the grantors created an Executive Committee composed of S. M. Beattie, C. C. Withington and Alfred W. Marshall, to manage, control and authorize the sale of said property, and

Whereas, the said deed further provided that the Trustees shall hold the legal title to said property and to convey the same upon request of the Executive Committee or a majority of said Committee, and

Whereas, the said Executive Committee or a majority of said Committee, and within conveyance be made to Mattie C. Reynolds.

Now, therefore.

STATE OF SOUTH CAROLINA,

COUNTY OF GREENVILLE.

KNOW ALL MEN BY THESE PRESENTS, That We, A. M. Rickman and William H. Beattie, as Trustees,

In the State aforesaid, in consideration of the sum of Nine hundred thirty five and no/100 (\$935.00)

to us in hand paid at and before the sealing of these presents by DOLLARS.

Mattie C. Reynolds,

(the receipt whereof is hereby acknowledged), have Granted, Bargained, Sold, and Released, and by these presents do Grant, Bargain, Sell and Release unto the said

Mattie C. Reynolds.

All that certain piece, parcel or lot of land in the City of Greenville, County of Greenville, State of South Carolina, lying on the northwest side of Central Avenue and being known and designated as Lot No. 3 as shown on plat of the property of Marshall Estates prepared by Dalton & Neves, Engineers, 1932, and recorded in the R. A. C. Office for Greenville County in Plat Book H, at page 283, and having, according to said plat, the following metes and bounds, to-wit:

Beginning at an iron pin on the northwest side of Central Avenue, which iron pin is 100 feet north from the northwest corner of the intersection of Central and Marshall Avenues and which is the joint corner of Lots Nos. 2 and 3, and running thence along the joint line of said lots N. 41-54 W. 140 feet to an iron pin, the rear joint corner of said lots, thence N. 48-08 E. 50 feet to an iron pin, the rear joint corner of Lots Nos. 3 and 4; thence with the joint line of said lots S. 41-54 W. 140 feet to an iron pin on the northwest side of Central Avenue; thence with the northwest side of said Avenue S, 48-08 W. 50 feet to the point of beginning.

State of South Carolina, County of Greenville.

We, The Undersigned, being a majority of the Executive Committee of the Marshall Estates, hereby request, authorize and direct A. M. Rickman and William H. Beattie, as Trustees of Marshall Estates, to convey to Mattie C. Reynolds the property herein described. Dated at Greenville, S. C., this 15th day of May, 1938.

Witness: H. J. Winn, W. L. Hester,

S. M. Beattie, Alfred W. Marshall, C. C. Withington, Executive Committee.

Instrument recorded June 8th, 1938, at 4:10 P. M.

TOGETHER with all and singular the rights, members, hereditaments and appurtenances to the said Premises belonging, or in anywise incident or appertaining, TO HAVE AND TO HOLD, all and singular, the said premises before mentioned, unto the said Mattie C. Reynolds, her

This property is sold subject to the following building restrictions:

- (1) No residence shall be erected thereon nearer than 20 feet to the street on which said residence faces.
(2) No garage shall be erected thereon nearer than 20 feet to any street line.
(3) No residence shall be erected thereon costing less than \$2,000.00.
(4) The lot shall not be subdivided to face in any other direction except as shown on the plat.
(5) The lot shall be used for residential purposes only and shall not be sold, leased or rented to any person of African descent.

AND we ourselves, our heirs and assigns, forever, do hereby bind

heirs, executors and administrators, to warrant and forever defend, all and singular, the said premises unto the said Mattie C. Reynolds, her

heirs and assigns, against us and

our heirs, and against every person whomsoever lawfully claiming or to claim the same, or any part thereof.

WITNESS our hand and seal, this 15th day of May

In the year of our Lord one thousand nine hundred and thirty six and in the one hundred sixtieth year of the Sovereignty and Independence of the United States of America.

Signed, Sealed and Delivered in the Presence of Robert H. Chapman, H. J. Winn, William H. Beattie, A. M. Rickman, As Trustees.

S. C. Revenue Stamps Cancelled 3 Dollars 00 Cents U. S. Stamps \$1.00

THE STATE OF SOUTH CAROLINA, County of Greenville. PERSONALLY appeared before me, Robt. H. Chapman, and made oath that he saw the within named A. M. Rickman and William H. Beattie, as Trustees.

sign, seal, and as their act and deed, deliver the within written Deed; and that H. J. Winn, 15th day of May, A. D. 1938, Robert H. Chapman, H. J. Winn, (SEAL) (L. S.) Notary Public for S. C.

THE STATE OF SOUTH CAROLINA, County of Greenville. RENUNCIATION OF DOWER

I, do hereby certify unto all whom it may concern, that Mrs. wife of the within named, did this day appear before me, and, upon being privately and separately examined by me, did declare that she does freely, voluntarily and without any compulsion, dread or fear of any person or persons whomsoever, renounce, release, and forever relinquish unto the within named, heirs and assigns, all her interest and estate, and also all her right and claim of Dower of, in, or to all and singular the premises within mentioned and released.

GIVEN under my hand and seal, this day of A. D. 1938, Notary Public for S. C.

Recorded June 8th 1938 at 4:10 o'clock P.M.

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