

TITLE TO REAL ESTATE

The State of South Carolina,  
COUNTY OF GREENVILLE.

Whereas, the property hereinafter described was conveyed to William H. Beattie and A. M. Rickman, as Trustees, by A. Eliza Marshall, et al, the deed being recorded in the R. M. C. Office for Greenville County in Volume 112, 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 should hold the legal title to said property and should convey same upon request of the Executive Committee, or a majority of said Committee; and

Whereas, the said Executive Committee, or a majority thereof, requested that this conveyance be made to Alfred W. Marshall.

Now, Therefore,

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

in consideration of the sum of Two Hundred Fifty-five and no/100 (\$255.00) DOLLARS

to US in hand paid, at and before the sealing of these presents by Alfred W. Marshall

in the State aforesaid, 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 Alfred W. Marshall, his Heirs and assigns, forever:

All that certain piece, parcel or lot of land situate, lying and being on the Southeast side of Central Avenue, in the City of Greenville, County of Greenville, State of South Carolina, being known as the Southern half of Lot No. 31 on plat of Marshall Estates made by Dalton & Neves, Engineers, May 1932, and recorded in the R. M. C. Office for Greenville County in Plat Book H, at page 253, and having, according to said plat, the following metes and bounds, to-wit:-

Beginning at an iron pin on the Southeast side of Central Avenue, joint front corner of Lots No. 31 and 32, said pin also being 89.5 feet in a Northeasterly direction from the point where the Southeast side of Central Avenue intersects with the Northeast side of Marshall Avenue and running thence with the line of Lot No. 32, S. 41-54 E. 148 feet to an iron pin; thence N. 31-44 E. 26.05 feet to an iron pin in the center of the rear line of Lot No. 31, at corner of property heretofore conveyed by the grantors to Mattie C. Reynolds; thence with the center of Lot No. 31, and with the line of said Reynolds property, N. 41-54 W. 140.4 feet, more or less, to an iron pin on the Southeast side of Central Avenue, in the center of the front line of Lot No. 31; thence with the Southeast side of Central Avenue, S. 48-06 W. 25 feet to the beginning corner.

The property described herein is conveyed subject to the following building restrictions:

- (1) No residence shall be erected upon said lot nearer than 20 feet to the street on which the residence shall face and no garage shall be erected thereon nearer than 20 feet to any street line.
- (2) No residence shall be erected on said lot costing less than \$2,000.00.
- (3) This lot shall be used for residential purposes only and shall not be subdivided so as to face in any direction other than as shown on the plat thereof referred to herein.
- (4) This lot shall never be sold, rented or otherwise disposed of to persons of African descent.

We, the undersigned, a majority of the Executive Committee of the Marshall Estates, hereby request, authorize and direct William H. Beattie and A. M. Rickman, as Trustees of said Marshall Estates, to convey to Alfred W. Marshall the property described herein.

Witness our hands and seals this 5 day of March, 1942.

In the Presence of:

A. C. Hammett  
H. J. Winn.

S. M. Beattie (L.S.)  
C. C. Withington (L.S.)  
Executive Committee.