

TITLE TO REAL ESTATE—G. T. 204

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 Two Thousand (\$2,000.00) and no/100 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 Jennie K. Finley, her heirs and assigns forever:

All that certain piece, parcel or lot of land in Gantt Township, Greenville County, State of South Carolina, at the Southeast corner of Augusta Road and Clearview Avenue and being known and designated as Lot No. 1 of Augusta Acres property of Marsmen, Inc., as shown on Plat made by R. E. Dalton March, 1946, recorded in the R. M. C. Office for Greenville County in Plat Book "P" at page 13 and having according to said Plat, the following metes and bounds, to-wit:

Beginning at an iron pin on the East side of Augusta Road joint corner of lots Nos. 1 and 2, and running thence with line of Lot No. 2, S. 80-10 E. 182.4 feet to an iron pin on the West side of a twenty-foot alley; thence with said alley, N. 12-52 E. 45.5 feet to an iron pin; thence still with said alley N. 5-42 E. 47.3 feet to an iron pin; thence still with said alley, N. 8-45 W. 47.3 feet to an iron pin; thence still with said alley N. 15-45 W. 24 feet to an iron pin on the South side of Clearview Avenue; thence with Clearview Avenue, S. 74-15 W. 154.4 feet to an iron pin; thence in a curved line approximately S. 42-26 W. 26.5 feet to an iron pin on the East side of Augusta Road; thence with Augusta Road, S. 11-52 W. 70.2 feet to an iron pin, the beginning corner.

Taxes for 1946 to be prorated as of May 1, when paid by the Grantor.

This is a portion of the property conveyed by Mary I. Meadors to Marsmen, Inc., by deed recorded in the R. M. C. Office for Greenville County, in Deed Book 290, page 143, a portion of this land, including the above lot is being developed to permit the use of the same for commercial purposes and is to be sold subject to the following restrictions, which constitute a part of the consideration herein and shall be effective for a period of 50 years from the date hereof:

- (1) Said property may be used for either residential or commercial purposes, but is not to be used in any manner which would constitute a nuisance.
- (2) No outside toilets to be permitted on this property.
- (3) No residence shall be built thereon at a cost of less than \$5,000.00.
- (4) No part of this property to be sold, rented or otherwise disposed of to any person of African descent.