

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 **SIX THOUSAND FIVE HUNDRED (\$6,500.00)** 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

Charles Francis Dawes, his heirs and assigns forever;

All that piece, parcel or lot of land in Gantt Township, Greenville County, State of South Carolina, on the corner of Fork Shoals Road and Henderson Avenue, being known and designated as Lot No. 22 on a Plat of Augusta Acres, property of Marsmen, Inc., recorded in the R. M. C. office for Greenville County in Plat Book "P" at page 15, and having, according to said Plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the North side of Fork Shoals Road, joint corner of Lots Nos. 21 and 22, and running thence with the North side of Fork Shoals Road, S. 52-10 E., 89.3 feet to an iron pin; thence in a curved line S. 29-7 E., 19.6 feet as a base, to an iron pin on the North side of Henderson Avenue; thence with Henderson Avenue, N. 81-44 E., 149.4 feet to an iron pin, joint corner of Lots Nos. 22 and 23; thence with line of Lot No. 23, N. 8-21 W., 229.5 feet to an iron pin in rear line of Lot No. 50; thence with rear line of Lot No. 50, N. 81-51 W., 37.2 feet to an iron pin, joint corner of Lots Nos. 21 and 22; thence with line of Lot No. 21, S. 40-56 W., 257 feet to an iron pin on the North side of Fork Shoals Road, the beginning corner.

Grantor to pay taxes for 1946 and upon payment the said taxes are to be pro-rated as of date of this deed. Included in the above consideration is the right to the Grantee to make one tap to the two-inch waterline owned by the Grantor on Fork Shoals Road.

This is a portion of 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 at page 143, and a portion of this land, including the above lot, is being developed as a restricted 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 used or sold for residential purposes only.
- (2) No residence other than the building now on said property, shall be built thereon at a cost of less than \$5,000.00
- (3) No building to be erected nearer than 50 feet from the Fork Shoals Road.
- (4) No outside toilets to be permitted after the installation of waterlines.
- (5) No part of this property to be sold, rented or otherwise disposed of to any person of African descent.