

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 Vol. 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 Florine Keith.

NOW, THEREFORE,

KNOW ALL MEN BY THESE PRESENTS, That William H. Beattie, and A. M. Rickman, as Trustees of A. Eliza Marshall, et al.

in the State aforesaid
in consideration of the sum of Seven Hundred and no/100 (\$700.00) DOLLARS

to US Florine Keith in hand paid, at and before the sealing of these presents by

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 Florine Keith, her Heirs and Assigns, forever:-

All that certain piece, parcel or lot of land situate on the Northwest side of Central Avenue, in the City of Greenville, County of Greenville, State of South Carolina, known and designated as Lot No. 7 on plat of Marshall Estates, made by Dalton & Neves, Engineers, May, 1932, and recorded in the R. M. C. Office for Greenville County, S. C., in Plat Book H, page 253, 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, joint corner of Lots 6 and 7, and running thence with the line of Lot No. 6 N. 30-30 W. 125 feet to iron pin; thence N. 88-11 E. 93 feet to iron pin; thence with the line of Lot No. 8 S. 11-11 E. 95.6 feet to an iron pin on the Northwest side of Central Avenue; thence with the Northwest side of said Central Avenue along a curved line S. 70-55 W. 51 feet to the beginning corner.

This property is conveyed subject to the following building restrictions:

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

State of South Carolina,
County of Greenville.

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

Witness our hands and seals this 23rd day of November, 1938.

In the presence of: Henry Fairchild	Alfred W. Marshall
A. G. Gower	S. M. Beattie
	C. C. Withington
	Executive Committee