

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 J. Don Skinner and Josie Skinner.

Now, Therefore,

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

in the State aforesaid  
in consideration of the sum of Seven Hundred Fifty-five and no/100 (\$755.00)  
DOLLARS

to us  
in hand paid, at and before the sealing of these presents by  
J. Don Skinner and Josie Skinner

~~KNOW ALL MEN BY THESE PRESENTS~~ 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 J. Don Skinner and Josie Skinner, their Heirs and assigns, forever:-

All that certain piece, parcel or lot of land situate, lying and being on the North side of Central Avenue, in the City of Greenville, County of Greenville, State of South Carolina, being known and designated as Lot No. 33 on map of the 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, at page 253, and having, according to said plat, the following metes and bounds, to-wit:-

Beginning at an iron pin on the North side of Central Avenue, joint front corner of Lots No. 14 and 33, and running thence with the line of Lot No. 14, N. 24-20 E. 119.3 feet to an iron pin; thence N. 86-32 W. 55.8 feet to an iron pin joint rear corner of Lots No. 12 and 33; thence with the line of Lot No. 12, S. 24-20 W. 99.2 feet to an iron pin on the North side of Central Avenue; thence with the North side of Central Avenue, S. 65-22 E. 52 feet to the beginning corner.

The proper 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.

It is understood and agreed that the grantors are to pay the balance due the City of Greenville for paving assessments against this property, said assessments to be paid in annual installments as they accrue.

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 J. Don Skinner and Josie Skinner the property described herein.

Witness our hands and seals this 31st day of 1942

In the Presence of: T. C. Gower  
Henry Fairchild

S. M. Beattie (L. S.)  
Alfred W. Marshall (L. S.)

Executive Committee.

Request recorded February 12th, 1942 at 2:25 P. M. #1934 BY: E.G.