

THE STATE OF SOUTH CAROLINA,

COUNTY OF GREENVILLE, S. C.

AUG 18 9 54 AM 1948

OLLIE FARNSWORTH  
R. M. C.

KNOW ALL MEN BY THESE PRESENTS. That I, R. K. Taylor, Jr.,  
d/b/a Home Realty Company

in the State aforesaid, in consideration of the sum of \$10.00 and other considerations

.....Dollars

to me in hand paid at and before the sealing of these presents

by James C. Browning and Ruby B. Browning

(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 James C. Browning and Ruby B. Browning, their Heirs and Assigns forever, all his interest in that piece, parcel or lot of land in Gantt Township, Greenville County, State of South Carolina, on the North side of Churchill Circle, known and designated as lot No. 94 of Augusta Acres, all that piece, parcel or lot of land in Township.

County, State of South Carolina  
property of Marsmen, Inc., according to a Plat made by R. E. Dalton, Engineer, March 1946, recorded in the R. M. C. Office for Greenville County in Plat Book "P", 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 Churchill Circle, joint corner of lots Nos. 94 and 95, and running thence with line of lot No. 95, N. 15-45 W. 200 feet to an iron pin, joint corner of Lots Nos. 76, 77, 94 and 95; thence with rear line of Lots No. 77, N. 74-15 E., 100 feet to an iron pin, joint corner of lots Nos. 93 and 94; thence with line of lot No. 93, S. 15-45 E., 200 feet to an iron pin on the North side of Churchill Circle; thence with Churchill Circle, S. 74-15 W., 100 feet to an iron pin, the beginning corner.

Included in the above consideration is the right to tap a two (2) inch waterline owned by MARSMEN, INC.

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 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 sold or used for residential purposes only.
- (2) No residence shall be erected thereon at a cost of less than \$5,000.00.
- (3) No building to be erected nearer than 30 feet from Churchill Circle.
- (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.
- (6) Said property is not to be re-cut or subdivided so as to face any direction other than as shown on said plat.