

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 M. 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 Melvin O. Bellwood and Elizabeth Carpenter Bellwood,

NOW, THEREFORE,

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

in the State aforesaid
in consideration of the sum of Eight Hundred Fifty and no/100 (\$850.00) DOLLARS

to US in hand paid, at and before the sealing of these presents by Melvin O. Bellwood and Elizabeth Carpenter Bellwood

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 Melvin O. Bellwood and Elizabeth Carpenter Bellwood, 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. 11 on plat of Marshall Estates, made by Dalton & Neves, Engineers, May, 1932, 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 Nos. 11 and 12, and running thence with the line of Lot No. 12, N. 24-38 E. 155.4 feet to an iron pin; thence N. 44-28 W. 55.8 feet to an iron pin; thence with the line of Lot No. 10, S. 23-51 W. 175.5 feet to an iron pin on the North side of Central Avenue; thence with the North side of Central Avenue, S. 65-22 E. 50 feet to the beginning corner.

As a part of the consideration for this conveyance the grantees herein assume and agree to pay an assessment for paving against the above described lot upon which there is a balance of Thirty (\$30.00) Dollars, payable in three equal annual installments of Ten (\$10.00) Dollars each, with interest on the principal balance remaining unpaid to the date of payment.

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 \$2,500.00.
- (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.

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 Melvin O. Bellwood and Elizabeth Carpenter Bellwood and property herein described.

Witness our hands and seals this the 13th day of October, 1941.

S. M. Beattie
A. W. Marshall

Request recorded December 1st, 1941 at 1:04 P. M. #17241 BY:E.G.