

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 Two Thousand Four Hundred Fifty (\$2450.00) 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 William E. Crooks and Lula Stowe Crooks, their Heirs and assigns forever

All that certain piece, parcel or lot of land in Butler Township, Greenville County, State of South Carolina, containing seven (7) acres and being known and designated as tract No. 40 on plat of property of Marsmen, Inc., made by Dalton and Neves June 1945 and addition to plat made October 1945, and having, according to said plat, the following metes and bounds, to-wit:

Beginning at an iron pin in the center of a forty-foot road on the West side of State Highway No. 291, and running thence with center of said forty-foot road, S. 80-48 W. 480 feet to an iron pin, joint corner of tracts Nos. 39 and 40; thence with line of tract No. 39, S. 9-12 E. 613.7 feet to an iron pin; thence S. 85-55 E. 442 feet to an iron pin on the West side of State Highway No. 291; thence with the West side of said Highway N. 9-12 W. 251.7 feet to an iron pin; thence N. 80-48 E. 50 feet to an iron pin on the West side of State Highway 291; thence still with said Highway N. 9-12 W. 462 feet to an iron pin, the beginning corner.

Grantor to pay 1945 taxes.

This property is sold subject to the following restrictions, which constitute a part of the consideration hereof and shall be effective for a period of 50 years from the date hereof: (1) Said property is to be used for residential purposes. (2) No house, other than outbuildings, to be built thereon at a cost less than \$4,000.00. (3) Said property is not to be sold, rented or otherwise disposed of to any person of African descent.

STATE OF SOUTH CAROLINA,
COUNTY OF GREENVILLE.

FOR and in consideration of the sum of \$1,438.00, I, H. K. Townes, Attorney, the owner and holder of two certain notes and mortgages executed by Marsmen, Inc., to me, dated July 10, 1945, in the original sum of \$2538.00 and \$2480.00 respectively, recorded in the office of R. M. C. for Greenville County, in Mortgage Book 336, at ^{page 72 and} Page 74 respectively, do hereby release the within described property from the lien of said mortgages.

Witness my hand and seal this the 31st day of October, 1945.

Witness:

H. K. Townes, Attorney (SEAL)

Mollie F. Wood

Emilie M. Bird.

STATE OF SOUTH CAROLINA,
COUNTY OF GREENVILLE.

PERSONALLY APPEARED before me Mollie F. Wood, who being first duly sworn, says that she saw H. K. Townes, Attorney, sign, seal and as his act and deed deliver the within written release, and that she with Emilie M. Bird witnessed the execution thereof.

Sworn to before me this the 31st day of October, 1945.

Emilie M. Bird (L. S.)

Mollie F. Wood.

Notary Public for South Carolina.

Release recorded November 1st, 1945 at 11:46 A. M. #12768 BY:E.G.