

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 SIX HUNDRED (\$600.00) No/100 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

Jesse W. Banks, his heirs and assigns forever

All of that piece, parcel or lot of land in Gantt Township, on the West side of Meadors Avenue and being known and designated as Lot No. 52 on Augusta Acres, property of Marsmen, Inc., on a Plat made by R. E. Dalton, March 1946 and recorded in the R. M. C. office for Greenville County in Plat Book "P" at page 15, and having according to said Plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the West side of Meadors Avenue joint corner of lots Nos. 51 and 52 and running thence with line of lot 51, S. 65-42 W. 200 feet to an iron pin, joint corner of lots Nos. 51, 52, 18 and 17; thence with rear line of lot No. 17, N. 20-18 W. 100 feet to an iron pin, joint corner of lots Nos. 52 and 53; thence with line of lot No. 53, N. 69-42 E., 200 feet to an iron pin on the West side of Meadors Avenue; thence with Meadors Avenue, S. 20-18 E., 100 feet to an iron pin, the beginning corner.

Taxes for 1946 to be pro-rated as of April 22, when paid by Grantor.

This is a portion of property conveyed by Mary L. 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) No residence, other than the building now on said property, shall be erected thereon at a cost of less than \$4,000.00.
- (2) Said property is to be used or sold for residential purposes only.
- (3) No building to be erected nearer than 30 feet from the street.
- (4) No outside toilets be to permitted after the installation of waterlines.
- (5) No part of this property to be sold, rented or otherwise disposed of to an person of African descent.

STATE OF SOUTH CAROLINA )  
COUNTY OF GREENVILLE )

R E L E A S E

For and in consideration of the sum of \$300.00, I, W. S. Bradley, the owner and holder of a mortgage executed by Marsmen, Inc., to me on April 2, 1946, recorded in the R. M. C. office for Greenville County in Mortgage Book 344, page 133, do hereby release the within described lot from the lien of said mortgage.

WITNESS my hand and seal this the 22nd day of April, 1946.

Witnesses:

Anne E. Bradley

W. S. Bradley (LS)

Emilie M. Bird

State of South Carolina  
County of Greenville

PERSONALLY appeared before me Anne E. Bradley, who on oath says that she saw W. S. Bradley 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 22nd day of April, 1946.

Emilie M. Bird (LS)

Anne E. Bradley

Notary Public for South Carolina

Release Recorded May 2nd, 1946, at 1:42 P.M. #7681