

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 SEVEN HUNDRED (\$700.00) and 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

Central Realty Corporation, its Successors and Assigns forever, all that certain piece, parcel or lot of land in Butler Township, Greenville County, State of South Carolina, on the South side of Fisher Drive and being known and designated as lot No. 39 on a Plat of property of Marsmen, Inc., recorded in the R. M. C. office for Greenville County, in Plat Book "P", page 5, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin in the center of Fisher Drive, joint corner of tracts Nos. 39 and 40, and running thence with line of tract No. 40, S. 9-12 E., 499.3 feet to an iron pin; thence with rear line of lot No. 64, N. 85-43 W., 252.6 feet to an iron pin, joint corner of lots Nos. 38 and 39; thence with line of lot No. 38, N. 9-12 W., 442 feet to an iron pin in center of Fisher Drive; thence with Fisher Drive, N. 80-48 E., 245.7 feet to an iron pin, the beginning corner.

Grantor to pay 1946 taxes, and upon payment, said taxes to be prorated as of date of this deed.

This is a portion of the property conveyed by the heirs of E. S. Griffin to Marsmen, Inc. by Deed recorded in the R. M. C. office for Greenville County, in Deed Book 278, at page 94, and a portion of this land, including the above described lot, is being developed as a 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 house to be built thereon at a cost of less than \$4,000.00.
- (3) Said property is not to be sold, rented or otherwise disposed of to any person of African descent.