

VOL 378 PAGE 437

The State of South Carolina,
COUNTY OF GREENVILLE

FILED
GREENVILLE, S. C.

APR 7 5 11 1949

BLIE FARMISWORTH
R.M.C.

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 THIRTY SEVEN and 50/100 (\$37.50) 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 Mrs. Bennie W.
Sinclair, her Heirs and Assigns forever, all that certain piece,
parcel or lot of land in Gantt Township, Greenville County, State of
South Carolina, being known and designated as the Western approximate
one-third (1/3) of lot No. 205 of Augusta Acres, property of Marsmen,
Inc., according to a Plat made by Dalton & Neves 1946, recorded in the
R. M. C. Office for Greenville County, in Plat Book "S", page 185, and
having, according to said Plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the South side of Churchill
Circle, joint corner of lots Nos. 204 and 205, and running
thence with line of lot No. 204, S.6-26 E., 220.1 feet
to an iron pin in line of lot No. 203; thence with line
of lot No. 203, N.87-38 E., 50.1 feet to an iron pin;
thence N.6-26 W., 234.2 feet to an iron pin on the South
side of Churchill Circle; thence with Churchill Circle,
S.81-44 W., 50 feet to an iron pin, the beginning corner,
subject to existing rights-of-way.

GRANTEE to pay 1949 taxes.

Said property to be used for residential purposes only; no
residence to cost less than \$5,000.00; no building to be erected nearer
than 30 feet from Churchill Circle; no part of this property to be sold,
rented or otherwise disposed of to any person of African descent.