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The State of South Carolina, }
COUNTY OF GREENVILLE

WILLIAM FARMER
E.V.C.

KNOW ALL MEN BY THESE PRESENTS, That MARSHEM, 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

J. Roy Teat and Mary Ellen Teat, his wife, assigns forever,
all that certain piece, parcel or lot of land in said County,
Greenville County, State of South Carolina, being known and designated
as lot "1" (a subdivision of lot No. 272,) on a plat of Augusta Acres,
property of MARSHEM, INC., recorded in the Public Office for
Greenville County in Plat Book "1", page 21, and being, according
to said Plat, the following described, to-wit:

BEGINNING at an iron pin on the north side of S. Marshall Boulevard,
joint corner of lots Nos. 271 and 272, the north side of said lot No. 271,
lot N, S. 10-44 N., 227.2 feet to an iron pin in line of lot No.
271; thence with lot No. 271, 107.7 feet to an iron pin,
joint corner of lots 1 and 2; thence with line of lot 2, S. 10-44 N.,
225.5 feet to an iron pin on the north side of Marshall Boulevard;
thence with Churchill Boulevard, S. 10-16 N., 75 feet to an iron
pin, the beginning corner. All the above described premises subject to re-
corded rights-of-way.

This property is conveyed subject to the following restrictions and
conditions: Said property shall be used for residential purposes only;
no residence to be erected on said property; no business, professional,
no building to be erected on said property; no use of said property;
no part of said property to be used, sold or otherwise disposed of
to any person of African descent.

Witness my hand and seal this 14th day of September, 1953.