

an iron pin on the East side of Meadors Avenue; thence with Meadors Avenue, S. 20-18 E., 76.9 feet to an iron pin the beginning corner.

Included in the above consideration is the right to tap a two (2) inch water line owned by the Grantor. Grantor to pay 1947 taxes.

This is a portion of the property conveyed by Mary I. 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-Said property is to be sold or used for residential purposes only.
- 2-No residence shall be erected thereon at a cost of less than \$5,000.00
- 3-No building to be erected nearer than 30 feet from Meadors Avenue.
- 4-No outside toilets to be permitted after the installation of waterlines.
- 5-No part of this property to be sold, rented or otherwise disposed of to any person of African descent.
- 6-Said property is not to be re-cut or subdivided so as to face any direction other than as shown on said Plat.

All that certain piece, parcel or lot of land in Gantt Township, Greenville, County, State of South Carolina, being known and designated as lot No. 59 on a Plat of Augusta Acres made by Dalton and Neves 1946, and recorded in the R. M. C. Office for Greenville County, in Plat Book "S", page 41, and having according to said Plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the East side of Meadors Avenue, joint corner of lots Nos. 58 and 59, and running thence with line of lot No. 58, N. 69-42 E., 200 feet to an iron pin, joint corner of lots Nos. 58, 59, 71 and 72; thence with rear line of lot No. 71, S. 20-18 E., 100 feet to an iron pin, joint corner of lots Nos. 59 and 60; thence with line of lot No. 60, S. 69-42 W., 200 feet to an iron pin on the East side of Meadors Avenue; thence with Meadors Avenue, N. 20-18 W., 100 feet to an iron pin the beginning corner.

Taxes for 1948 to be pro-rated as of date of this deed, when paid by the Grantor.

This is a portion of the property conveyed by Mary I. 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, and shall be effective for a period of fifty (50) years from the date hereof;

- 1-Said property is to be used or sold for residential purposes only.
- 2-No residences shall be built thereon at a cost of less than \$5,000.00
- 3-No building to be erected nearer than 30 feet from the street.
- 4-No outside toilets to be permitted.

TOGETHER with all and singular the Rights, Members, Hereditaments and Appurtenances to the said Premises belonging, or in anywise incident or appertaining.

TO HAVE AND TO HOLD all and singular the said Premises unto the said **Bank of Piedmont**

Heirs and Assigns forever. And **I** do hereby bind **myself and my**

Heirs, Executors and Administrators to warrant and forever defend all and singular the said

Premises unto the said **Bank of Piedmont**

Heirs and Assigns, from and against **me and my**

Heirs, Executors, Administrators and Assigns, and every person whomsoever lawfully claiming or to claim the same or any part thereof.

- 5-No part of this property to be sold, rented or otherwise disposed of to any person of African descent.
- 6-Said property is not to be re-cut or subdivided so as to face any direction other than as shown on said Plat.