

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 EIGHT HUNDRED SEVENTY-FIVE (\$875.00) 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

T. M. Goodwin, his Heirs and Assigns forever, all those pieces, parcels or lots of land in Butler Township, Greenville County, South Carolina, being known and designated as Lots Nos. 32 and 33 on a plat of property of Marsmen, Inc., recorded in the R.M.C. Office for Greenville County/Book "P", page 5, and having according to said plat the following metes and bounds, to wit:

Lot No. 32: BEGINNING at an iron pin in the center of Fisher Drive, joint corner of lots Nos. 31 and 32, and running thence with line of lot No. 31, N. 9-12 W., 445 feet to an iron pin; thence N. 76.13 E., 100.3 feet to an iron pin, joint corner of lots Nos. 32 and 33; thence with line of lot No. 33, S. 9-12 E., 453 feet to an iron pin in center of Fisher Drive; thence with center of Fisher Drive, S. 80-48 W., 100 feet to an iron pin, the beginning corner.

Lot No. 33: BEGINNING at an iron pin the center of Fisher Drive, joint corner of Lots Nos. 32 and 33, and running thence with line of lot No. 32, N. 9-12 W., 453 feet to an iron pin; thence N. 76-13 E., 100.3 feet to an iron pin on the west side of twenty-foot alley; thence along the West side of said alley, S. 9-12 E., 461 feet to an iron pin in center of Fisher Drive; thence with center of Fisher Drive, S. 80-48 W., 100 feet to an iron pin, the beginning corner.

Grantee to pay taxes for 1947.

This is apportion 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 apportion 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 hereon 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) No house to be erected nearer than 25 feet from the center of Fisher Drive.
- (4) Said property is not to be sold, rented or otherwise disposed of to any person of African descent.