

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 Five Hundred and Thirteen 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 Cleo E. Boyd and Eleanor Still

Boyd, all that piece, parcel or lot of land in Gantt Township, Greenville County, State of South Carolina, being known and designated as Lot No. 69 of Augusta Acres, according to plat of property of Marsmen, Inc., made by R. E. Dalton, Engineer, March 1946, recorded in the R. M. C. Office for Greenville County in Plat Book "P", page 15, and having according to said Plat, the following metes and bounds, to-wit:

Beginning at an iron pin on the West side of Hull Drive, joint corner of lots 68 and 69 and running thence with line of lot No. 68, S. 69-42 W., 200 feet to an iron pin, joint corner of lots Nos. 61, 62, 68 and 69; thence with the rear line of lot No. 61, N. 20-18 W., 100 feet to an iron pin, joint corner of lots Nos. 60, 61, 69 and 70; thence with line of lot No. 70, N. 69-42 E. 200 feet to an iron pin on the West side of Hull Drive; thence with Hull Drive, S. 20-18 E., 100 feet to an iron pin, the beginning corner.

Taxes for 1946 to be prorated as of August 6, 1946, 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 hereof, and shall be effective for a period of fifty (50) years from the date hereof:

- (1) No residence shall be built thereon at a cost of less than \$5,000.00.
- (2) Said property is to be used or sold for residential purposes only.
- (3) No building to be erected nearer than 30 feet from the street.
- (4) No outside toilets to be permitted after the installation of water lines.
- (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 recut or subdivided so as to face any direction other than as shown on said Plat.

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE.

RELEASE.

IN CONSIDERATION of the sum of \$300.00, I, W. S. Bradley, the owner and holder of a mortgage executed by Marsmen, Inc., to W. S. Bradley, dated April 2, 1946, in the original sum of \$15,000.00, recorded in the R. M. C. Office for Greenville County, in Mortgage Book 344, page 133, do hereby release from the lien of said mortgage lot No. 69 of Augusta Acres within described.

Witness my hand and seal this the 6th day of August, 1946.

Signed, sealed and delivered in the presence of: W. S. Bradley (L. S.)

Anne E. Bradley

Emilie M. Bird.

State of South Carolina,  
County of Greenville.

Personally appeared before me Anne E. Bradley who on oath says, that she saw W. S. Bradley sign, seal and as his act and deed deliver the within release, and that she with Emilie M. Bird witnessed the execution thereof.

Sworn to before me this the 6th day of August, 1946. Anne E. Bradley.

Emilie M. Bird (L. S.)

Notary Public for South Carolina.

Release recorded March 24th, 1947 at 11:06 A. M. #5681 BY: E.G.