

State of South Carolina

COUNTY OF GREENVILLE  
GREENVILLE

FILED  
GREENVILLE CO. S. C.

DEC 4 10 52 AM 1947

OLLIE FARNSWORTH  
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 Four Hundred Twenty-Five (\$425.00) 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

G. V. Gosnell, his Heirs and Assigns forever, all that piece, parcel or lot of land in Butler Township, Greenville County, State of South Carolina, being known and designated as lot No. 31 on a Plat of property of Marsmen, Inc., recorded in the R. M. C. Office for Greenville County in Plat Book "P", page 5, and having according to said Plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin in the center of Fisher Drive, joint corner of lots Nos. 30 and 31, and running thence with line of lot No. 30, N. 9-12 W., 437 feet to an iron pin; thence N. 76-13 E., 100.3 feet to an iron pin, joint corner of lots Nos. 31 and 32; thence with line of lot No. 32, S. 9-12 E., 445 feet to an iron pin in center of Fisher Drive; thence with Fisher Drive S. 80-48 W., 100 feet to an iron pin, the beginning corner.

Grantee to pay 1947 taxes.

This is a portion 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 a portion 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 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 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.

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 Premises before mentioned unto the grantee hereinabove named, and his Heirs and Assigns forever