

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 One Thousand Eighty (\$1,080.00) 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.....

Hallie Ivester and Lottie Ivester, their heirs and assigns forever

All those two certain pieces, parcels or lots of land in Gantt Township, Greenville County, State of South Carolina, on the North side of Churchill Circle, being known and designated as Lots Nos. 96 and 97 on a Plat of Augusta Acres property of Marsmen, Inc., made by R. E. Dalton March 1946, recorded in the R. M. C. Office for Greenville County in Plat Book "P", page 17, and having according to said Plat, the following metes and bounds, to-wit:

Lot No. 96:

Beginning at an iron pin on the North side of Churchill Circle, joint corner of lots Nos. 95 and 96 and running thence with line of lot No. 95, N. 15-45 W. 200 feet to an iron pin, joint corner of Lots Nos. 75, 76, 95 & 96; thence with rear line of lot No. 75; S. 74-15 W. 100 feet to an iron pin, joint corner of Lots Nos. 96 & 97; thence with line of lot No. 97, S. 15-45 E. 200 feet to an iron pin on the North side of Churchill Circle; thence with Churchill Circle, N. 74-15 E. 100 feet to an iron pin, the beginning corner.

Lot No. 97

Beginning at an iron pin on the North side of Churchill Circle, joint corner of lots 96 & 97, and running thence with line of lot No. 96, N. 15-45 W. 200 feet to an iron pin, joint corner of Lots 74, 75, 96 & 97; thence with line of lot No. 74, S. 74-15 W. 100 feet to an iron pin on the East side of High Street; thence with High Street S. 15-45 E. 175 feet to an iron pin; thence in a curved line, S. 60-45 E. 35.4 feet to an iron pin on the North side of Churchill Circle; thence with Churchill Circle N. 74-15 E. 75 feet to an iron pin, the beginning corner.

Grantor to pay 1946 taxes and upon payment, taxes are to be pro-rated as of the date of this Deed.

This is a portion of 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 lots, 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 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 after the installation of waterlines.
- (5) No part of this property to be sold, rented or otherwise disposed of to any person or African Descent.