

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 Six Hundred Sixty (\$660.00) 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

Jean Leckerbie Brooks,

All that certain piece, parcel or lot of land in Butler Township, Greenville County, State of South Carolina, on the South side of Spartanburg Road (East North Street Ext), being known and designated as lot No. 12 on a Plat of property of Marsmen, Inc., made by Dalton & Neves, June 1945, 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 on the South side of Spartanburg Road (East North Street Ext.), joint corner of lots Nos. 12 and 13, and running thence with line of Lot No. 13, S. 33-10 E., 200 feet to an iron pin in line of lot No. 15; thence with line of lot No. 15, S. 56-50 W. 100 feet to an iron pin, joint corner of Lots Nos. 11 and 12; thence with line of lot No. 11, N. 33-10 W., 200 feet to an iron pin on the South side of Spartanburg Road (East North Street Ext.); thence with said Road N. 56-50 E., 100 feet to an iron pin, the beginning corner.

Taxes to be pro-rated as of April 18, 1946, when paid by Grantor.

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 South side of Spartanburg Road (East North Street Ext.).
- (4) Said property is not to be sold, rented or otherwise disposed of to any person of African descent.