

The State of South Carolina, }
COUNTY OF GREENVILLE



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 NINETY FIVE (\$595.00) 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

Mrs. Lois M. Simpson, Her Heirs and Assigns
forever, all of that certain piece, parcel or lot of land in Gantt
Township, Greenville County, State of South Carolina, being known and
designated as lot No. 113 of Augusta Acres, on a Plat of property of
MARSMEN, INC., made by Dalton & Neves in 1946, recorded in the R. M. C.
Office for Greenville County, in Plat Book "S", page 185, and having,
according to said Plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the East side of Hull Drive, joint corner of lots Nos. 98 and 113, and running thence with rear line of lots Nos. 98, 99 and 100, N.69-42 E., 200 feet to an iron pin, joint corner of lots Nos. 102 and 113; thence with rear line of lot No. 102, S.20-18 E., 100 feet to an iron pin, joint corner of lots Nos. 112 and 113; thence with line of lot No. 112, S.69-42 W., 200 feet to an iron pin on the East side of Hull Drive; thence with Hull Drive, N.20-18 W., 100 feet to an iron pin the beginning corner.

GRANTEE to pay 1949 taxes.

This property is conveyed subject to existing rights-of-way and subject to the following conditions and restrictions:

- 1- Said property to be used for residential purposes only.
- 2- No residence to be built on said property costing less than \$5,000.00.
- 3- No building to be erected nearer than 30 feet from Hull Drive.
- 4- No part of this property to be sold, rented or otherwise disposed of to any person of African descent.
- 5- Included in the above consideration is the right to make one tap on a waterline on Hull Drive owned by the Grantor.