State of South Carolina, County of Greenville.

We, J.Lee Greens and C.O. Hobbs, Lessors in consideration of the rental hereinafter mentioned, have granted, bargained and leased, and by these presents do grant, bargain and lease unto M.F. Justice and T.S. Ayers, Lessees, the store-room on West Court Street known as the "City Garage"., for the term of twelve months from date, commencing on the 16 day of October, 1922 ending on the 16th, day of October 1923 and the said lessees in consideration of the uses of said premises for the said term, promise to pay the said lessors the sum of One hundred seventy-five (\$175.00) and no/100 Dollars per month, payable on the sixteenth day of each month thereafter. To be used for a Garage.

It is also agreed that the place is to be taken just as it stands, and no alteration, repair or improvements to be made, and it is agreed that this loase is not assignable nor will lessees sublet the promises without written consent of Lessors J.Lee Greene and C.O. Hobbs. To have and to hold the said premises unto the said Lessees M.F. Justice and T.S. Ayers for the fire or other casualty or thirty (30) days arrear of rent, shall terminate this lease at option

The Lessees agree to make good all breakage of glass, and all other injuries done to premises during the term, except such as are produced by natural decay and agree to make no repairs, improvements or alterations in the premises without the written consent of the lessors. Witness our hands and seals the 16th, day of October 1922.

Witness:

H.B. Bates,

J.Lee Greene,

J. Hudson Williams.

C.O. Hobbs. (Seal)

M.F. Justice, (Seal)

T.S. Ayers.

State of South Carolina,

Greenville County.

Personally came J. Hudson Williams and made oath that he saw the within named M.F. Justice, T.S. Ayers, J.Lee Greene and C.O. Hobbs sign and seal the within written instrument, and that he with H.B. Bates witnessed the execution thereof.

Sworn to before me this 16,

day of October A.D. S.T. Atkinson (L.S.) Notary Public

J.Hudson Williams

Recorded October 16th, 1922.

Vol. 85-Title to Real Estate.

The State of South Carolina,

County of Greenville.

Whereas, Pannie McD. Davenport, et al., did on the 15th, day of March 1920, convey to Melville- L. Westervelt, as Trustee a tract of 32.5 acres of land in the County and State aforesaid; the deed to which is duly recorded in the RelieC. Office for Greenville County in Deeds, Vol. 65, page 82, and: Whereas said deed to Melville C. Westervelt, as Trustee, among other things provided that he should sell and convey the said tract of land as a whole or in parcels, the purchaser or purchasers of said lands not to be bound to see to the application of the purchase money or any part thereof, and ; Whereas, Melville C. Westervelt, as Trustee, has had said tract subdivided into building lots as is shown by a plat of record in the R.H.C. Office for Greenville County in Plat Book "F", page 23, for the purpose of selling same.

Now, Therefore, Know all men by these presents, That I, Melville C. Westervelt, as Trustee, under and by virtue of the authority and powers vested in me by the said deed aforesaid for and in consideration of the sum of Ten Dollars and other valuable consideration to me, as Trustee, in hand paid at and before the sealing of these presents by Frank P. Morris (the receipt whereof is hereby acknowledged), have granted, bargained, sold and released, and by these presents do grant, bargain

sell and release unto the said Frank P. Morris, All that certain lot or parcel of land situate, lying and being in Greenville Township, County and State aforesaid, near the City of Greenville, known and designated as Lot No. 54 of the subdivision known as Augusta Circle as shown on a plat of record in the R.M.C. Office for Greenville County, South Carolina, in the Plat Book F., page 23, and having according to said plat, the following metes and bounds, to-wit:
Beginning at an iron pipe the southwest corner of Waccamaw Avenue, and E. Augusta Drive, and run-

ning thence with the western side of said Waccamaw Avenue, S. 21-35 W. 136 ft. to iron pin, the Joint corner of lots 53 and 54; thence with the joint line of said lots, N. 71-35 W. 86.36 ft. to iron pin, Joint corner of lots 54 and 55; thence with the joint line of lots 54 and 55, N. 21.35 E. 164 ft. to iron pin on E. Augusta Drive; thence with said E. Augusta Drive, S. 53-25 E. 69.4 ft. to the beginning.

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 said Frank P. Morris, his Heirs and Assigns forever. Nevertheless, upon the following conditions however, which conditions are part of the consideration

for this deed and are expressly for the benefit of all owners of lots as shown on said plat above referred to, to-wit:

(1). No buildings shall be erected nearer to the abutting sidewalk than twenty feet, except on lots 23 to 39 inclusive.

(2) The facing of the lots as shown on said plat shall be strictly adhered to, however more than one lot may be used for the purpose of erecting a dwelling. (3). The property herein conveyed shall never be sold, rented or otherwise disposed of to negroes

or persons having any percentage of negro blood. And I do hereby bind myself as Trustee, and my successors in office to warrant, and forever defend all and singular the said premised into the said Frank P. Morris, his Heirs and Assigns, against every person whomseever lawfully claiming of to claim the same or any part thereof. Witness my hand and seal, this 6th, day of October in the year of our Lord one thousand, nine hundred and twenty-two, in the one hundred and forty-seventh year of the Independence of the United States of America.

Signed, sealed and delivered in the presence of:

D.K. McNabb.

G.T. McNabb.

(Stamps \$1.00)

M.C. Westervelt (L.S.)

As Trustee.

The State of South Carolina, Greenville County.

Personally appeared before me D.K. McNabb and made oath that he saw the within named Melville C .-Westervelt, as Trustee, sign, seal and as his act and deed deliver the within written med, and that he with G.T. McNabb witnessed the execution thereof.

Sworn to before me this 9th, day of October A.D. 1922.

G.T. McNabb (I) Notary Public or South Carolina.

D.K. McNabb

Recorded October 16th, 1922.

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