

The State of South Carolina,  
County of Greenville.

Whereas, Fannie McD. Davenport, et al., did on the 15th, day of March 1920, convey to Melville C. 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 R.M.C. Office for Greenville County in deeds, Vol. 68, 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.M.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 power vested in me, by the said deed aforesaid for and in consideration of the sum of Ten (\$10.00) Dollars and other valuable considerations to me, as Trustee, in hand paid at and before the sealing of these presents by H.L. Dawes, (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 H.L. Dawes, 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 part of Lots No. 11 & 12 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 Plat Book "F", page 23, and having, according to said plat, the following metes and bounds, to-wit: Beginning at an iron pin on the north side of West Augusta Drive and Faris Road, which iron pin is 162 1/2 feet from the northeast corner of West Augusta Drive and Faris Road, and running thence N. 20-16 E. 160 feet to an iron pin on line of Lot No. 6, which iron pin is 162 1/2 feet from the east side of Faris Road; thence with the line of Lot No. 6, S. 55-15 E. 62 1/2 feet to an iron pin; thence S. 20-16 W. 160 feet to an iron pin on the northern side of West Augusta Drive; thence along the North side of West Augusta Drive, N. 55-15 W. 62 1/2 feet to the point of 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 H.L. Dawes, 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 Nos. 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 premises unto the said H.L. Dawes, his Heirs and Assigns, against myself as Trustee and my successors in office and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Witness my hand and seal this - day of November 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:

V.M. Manning, (Stamps \$1.50)  
A.L. Dowling.

M.C. Westervelt (L.S.)  
as Trustee.

The State of South Carolina,  
Greenville County.

Personally appeared before me V.M. Manning 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 deed, and that he with A.L. Dowling witnessed the execution thereof.

Sworn to before me this 13th, day of November 1922.  
A.L. Dowling (L.S.)  
Notary Public for South Carolina.

V.M. Manning

Recorded November 14th, 1922.

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The State of South Carolina,  
County of Greenville.

Whereas, Fannie McD. Davenport, et al., did on the 15th, day of March, 1920, convey to Melville C. 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 R.M.C. Office for Greenville County, in Deeds, Vol. 68, 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.M.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 power vested in me by the said deed aforesaid for and in consideration of the sum of Ten (\$10.00) Dollars and other valuable considerations to me, as Trustee, in hand paid at and before the sealing of these presents by Charles H. Speights, Jr. (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 Charles H. Speights, Jr.,

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 part of Lots No. 12 and 13 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 plat Book F, page 23, and having, according to said plat the following metes and bounds, to-wit: Beginning at an iron pin on the North side of West Augusta Drive at a point 225 feet from the northeast corner of West Augusta Drive and Faris Road, and running thence North 20-16 East 160 feet to an iron pin on line of Lot No. 6, which iron pin is 225 feet from the eastern side of Faris Road; thence with the line of lots Nos. 5 and 6, South 55-15 East, 62 1/2 feet to an iron pin on line of Lot No. 5; thence South 20-16 West, 160 feet to an iron pin on the North side of West Augusta Drive; thence with the Northern side of West Augusta Drive, North 55-15 West, 62 1/2 feet to the point of 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 Charles H. Speights, Jr., 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 Nos. 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 premises unto the said Charles H. Speights, Jr., his Heirs and Assigns, against myself as Trustee and my successors in office, and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Witness my hand and seal, this - day of November 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, (\$1.50)  
A.M. Rickman.

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 deed, and that he with A.M. Rickman witnessed the execution thereof.

Sworn to before me this 14th, day of November 1922.  
A.M. Rickman (L.S.)  
Notary Public for South Carolina.

D.K. McNabb

Recorded November 14th, 1922.

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