

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 consideration to me, as Trustee, in hand paid at and before the sealing of these presents by L.A. Mills (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 L.A. Mills, All those certain lots or parcels of land situate, lying and being in Greenville Township, County and State aforesaid, near the City of Greenville, known and designated as lot Nos. 24 - 25 - 26 - 27 & 28 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:

Lot No. 24: Beginning at an iron pin on the east side of Waccamaw Avenue, which iron pin is the joint corner of lots Nos. 23 and 24, and is 85.4 feet from the southeast corner of Waccamaw Avenue and East Augusta Drive, and running thence with the joint line of Lots Nos. 23 and 24, S. 71-35 E. 166.36 feet to an iron pin in line of Davenport property; thence with the line of Davenport property S. 21-35 W. 50 feet to an iron pin, the joint corner of Lots Nos. 24 and 25; thence with the joint line of said lots N. 71-35 W. 166.36 feet to an iron pin on the eastern side of Waccamaw Avenue; thence with the eastern side of said Avenue N. 21-35 E. 50 feet to an iron pipe, the point of beginning.

Lot No. 25: Beginning at an iron pipe on the eastern side of Waccamaw Avenue, the joint corner of lots Nos. 24 and 25, and running thence with said Avenue S. 21-35 W. 50 feet to an iron pin, the joint corner of Lots Nos. 25 and 26; thence with the joint line of lots Nos. 25 and 26 S. 71-35 E. 166.36 feet to an iron pin in the line of Davenport property; thence with line of Davenport property N. 21-35 E. 50 feet to an iron pin, the joint corner of Lots Nos. 24 and 25; thence with the joint line of Lots Nos. 24 and 25, N. 71-35 W. 166.36 feet to an iron pin on Waccamaw Avenue, the point of beginning.

Lot No. 26: Beginning at an iron pin on the eastern side of Waccamaw Avenue, the joint corner of Lots Nos. 25 and 26, and running thence with said Avenue S. 21-35 W. 50 feet to an iron pin, the joint corner of Lots Nos. 26 and 27; thence with the joint line of said lots S. 71-35 E. 166.36 feet to an iron pin in the line of Davenport property; thence with the line of said Davenport property N. 21-35 E. 50 feet to an iron pin, the joint corner of Lots Nos. 25 and 26; thence with the joint line of Lots Nos. 25 and 26, N. 71-35 W. 166.36 feet to an iron pin on Waccamaw Avenue, the point of beginning.

Lot No. 27: Beginning at an iron pipe on the eastern side of Waccamaw Avenue, the joint corner of Lots Nos. 26 and 27, and running thence with said Avenue S. 21-35 W. 50 feet to an iron pin, the joint corner of Lots Nos. 27 and 28; thence with the joint line of said lots S. 71-35 E. 166.36 feet to an iron pin in the line of Davenport property; thence with the line of said property N. 21-35 E. 50 feet to an iron pin, the joint corner of Lots Nos. 26 and 27; thence with the joint line of Lots Nos. 26 and 27, N. 71-35 W. 166.36 feet to an iron pin, the point of beginning.

Lot No. 28: Beginning at an iron pipe on the eastern side of Waccamaw Avenue, the joint corner of lots Nos. 28 and 29; thence with the joint line of said lots S. 71-35 E. 166.36 feet to an iron pin in the line of Davenport property; thence with the line of said property N. 21-35 E. 50 feet to an iron pin, the joint corner of lots Nos. 27 and 28; thence with the joint line of Lots Nos. 27 and 28, N. 71-35 W. 166.36 feet to an iron pin on Waccamaw Avenue; thence with said Avenue S. 21-35 W. 50 feet to an iron pin, 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 L.A. Mills, his Heirs and Assigns forever.

(Next page)

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 building 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 L.A. Mills, 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 6th day of December 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:

W.B. Coxe,

(Stamps \$2.50)

M.C. Westervelt, (L.S.)

H.B. Springs.

As Trustee.

The State of South Carolina,  
Greenville County.

Personally appeared before me W.B. Coxe 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 H.B. Springs witnessed the execution thereof.

Sworn to before me this 6th day

of Dec. A.D. 1922.

W.B. Coxe

H.B. Springs (L.S.)

Notary Public for South Carolina.

Recorded December 6th, 1922.

END OF DOC