

The State of South Carolina,
County of Greenville

Whereas, H. Schwiers and Moore Milling Co., did on the 24th day of February, 1923, convey to Melville C. Westervelt, as Trustee, certain lands in the County and State aforesaid, the deeds to which are duly recorded in the R.M.C. Office for Greenville County, in deeds, Vol. 29, page 199, and Vol. 35, page 249, and Whereas, said deeds to Melville C. Westervelt, as Trustee, among other things provided that he should sell and convey the said tracts 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 lands 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 124, for the purpose of selling same.

Now, Therefore, I, Melville C. Westervelt, as Trustee under and by virtue of the authority and powers vested in me by the said deeds aforesaid, for and in consideration of the sum of One Thousand (\$1,000.00) Dollars, to me, as Trustee, in hand paid at and before the sealing of these presents by Nannie D. Furman (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 Nannie D. Furman all that certain lot or parcel of land situate, lying and being in Greenville Township, County and State aforesaid, near the City of Greenville, Town and designated as lot No. 10 in Block "A" of the subdivision known as Augusta Court, as shown on a plat of record in the R.M.C. office for Greenville County, South Carolina, in the Plat Book "F", page 124, and having according to said plat, the following metes and bounds, to wit:

Beginning at a stake on the Northwest side of
(Next Page).

^{New} the street running through this subdivision at corner of Lot No. 9; and running thence with said street S. 52-03 W. 57.7 feet; thence still with said street along a curve to the right 12.3 feet to stake corner of Lot No. 11; thence with line of Lot No. 11 N. 37-57 W. 199.4 feet to stake in line of Lot No. 12; thence with line of Lot No. 12 N. 52-03 E. 70 feet to stake in line of Lot No. 9; thence with line of Lot No. 9 S. 37-57 E. 200 feet 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 Nannie D. Furman and her 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 dwelling shall be erected nearer to the abutting sidewalk than fifty feet.
- (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.
- (4) No out-building shall be erected nearer to the abutting sidewalk than fifty (50) feet.

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 Nannie D. Furman and her 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 8th day of May in the year of our Lord one thousand, nine hundred and twenty-three in the one hundred and forty-seventh year of the Independence of the United States of America.

(Over)