

in line of Lot No. 60; thence S. 39-18 E. 60 feet to an iron pin, joint corner of Lots Nos. 63 and 64; thence with the joint line of said lots S. 50-42 W. 163.8 feet to an iron pin on Augusta Court; thence with said Augusta Court N. 40 W. 60 feet to the point of Beginning.

Together with all and singular the Rights, Members, Hereditaments and appurtenances to the said Premises belonging, or in any wise incident or appertaining.

To Have and to Hold all and singular the Premises before mentioned unto the said J. D. Guesz, 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 referred to, to wit:

- (1) No dwelling shall be erected nearer to the abutting sidewalk than 30 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 forty (40) 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 J. D. Guesz, 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 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.

Signed, sealed and delivered in the presence of:

(Next Page).

W. C. Buge,  
Augustus G. Hart.

Melville C. Westervelt (L.S.)  
As Trustee.

The State of South Carolina,  
Greenville County.

Personally appeared before me W. C. Buge 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 Augustus G. Hart witnessed the execution thereof, Suborn to before me this

8th day of May A.D. 1923,

W. C. Buge,

Augustus G. Hart, L.S.,  
Notary Public for South Carolina

U.S. Revenue Stamp \$1.00; S.C. Stamp \$1.00.

Recorded May 14th, 1923.

END OF DOC.