

The State of South Carolina,
County of Greenville.

Whereas, H. Schreier 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. 89, page 199, and Vol. 85, 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, had 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, 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 deeds aforesaid, for and in consideration of the sum of Seven hundred ninety-five and $\frac{1}{100}$ (\$795.92) Dollars, to me as Trustee, in hand paid at and before the sealing of these presents by L. A. James (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. James, 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. 22, in Block "E" 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 an iron pin on the northern side of a 30 ft unnamed street, joint corner of Lots Nos. 21 and 22, and running thence with the

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joint line of said lots No. 37-57, 120 ft. to an iron pin, joint corner of Lots Nos. 22 and 21, thence with the joint line of said lots No. 52-53, 70 ft. to an iron pin, joint corner of Lots Nos. 1 and 22, thence with the joint line of said lots S. 37-57, 114 ft. to an iron pin on unnamed 30 ft. Street; thence with said street S. 114-10 ft. 70.3 ft. 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 L. A. James, 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 dwelling shall be erected nearer to the abutting sidewalk than thirty 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 L. A. James, 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, (Revenue Stamps \$1.00; S. C. Stamp \$1.00.)

Signed, sealed and delivered
in the presence of:

(Over)