

The State of South Carolina,
County of Greenville.

Whereas Fannie M. D. 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 "3", page 23 for the purpose of selling same.

Now, Therefore I 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 deed aforesaid for and in consideration of the sum of Ten Dollars and other good and valuable considerations to me, as Trustee, is hereby paid at and

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before the sealing of these presents by F. A. Talbot (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 F. A. Talbot 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. 61 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 "3", page 23, and having according to said plat, the following meter and bounds, to-wit:

Beginning at an iron pin on the eastern side of Tomasee Avenue, at the joint corner of lots Nos. 60 and 61, and running thence with the joint line of said lots S. 71-35 E. 166.36 feet to an iron pin, the joint corner of lots Nos. 51, 52, 60 and 61, and running thence with the joint line of lots Nos. 51 and 61 S. 21-35 W. 50 feet to an iron pin, the joint corner of lots Nos. 50, 51, 61 and 62; thence with the joint line of lots Nos. 61 and 62 N. 71-35 W. 166.36 feet to an iron pin on the eastern side of Tomasee Ave., thence with the eastern side of Tomasee Avenue N. 21-35 E. 50 feet to an iron pin, the beginning corner.

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 F. A. Talbot and 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, ceded 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 or assigns, to defend, support, maintain and execute the said premises unto the said F. A. Talbot and his heirs and assigns forever, and I grant every person whom I so shall lawfully

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