

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. 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, has had said land 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 7.00 Dollars, and other valuable considerations

to me, as Trustee, in hand paid at and before the sealing of these presents by J. R. Balentine (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 J. R. Balentine

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. 64 in Block "D" 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 North side of Augusta Court, joint corner of Lots Nos. 63 and 64; thence with the joint line of said lots, N. 50-42 E. 163.8 feet to an iron pin in line of lot No. 66; thence with the line of said lot, S. 39-18 E. 60 feet to an iron pin, corner of Lot No. 65; thence with line of that lot, S. 50-42 W. 149.8 feet to an iron pin on Augusta Court; thence with Augusta Court N. 52-41 W. 61.6 feet 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 J. R. Balentine, 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 J. R. Balentine, 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 M. H. Smith, A. G. Gower, M. C. Westervelt (T. S.) As Trustee

U. S. Stamps Cancelled, \$ 1 and _____ Cents.
S. C. Stamps Cancelled, \$ 1 and _____ Cents

THE STATE OF SOUTH CAROLINA, }
Greenville County.

PERSONALLY appeared before me M. H. Smith 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 A. G. Gower witnessed the execution thereof.

SWORN to before me, this 8th day of May A. D. 1923 A. G. Gower Notary Public for South Carolina. M. H. Smith

Recorded May 24th 1923

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