

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 Five (\$5.00) Dollars and other valuable considerations Dollars,

to me, as Trustee, in hand paid at and before the sealing of these presents by A. J. Ballentine

(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 A. J. Ballentine

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. 5 in Block 6

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 point on the corner of Augusta Road and the new street running through the subdivision and running thence west through Augusta Road to 24-35 E. 100 feet to a corner lot no. 10, thence with line of lot no. 2 E. 52-03 W. 201.8 feet to a corner on line of lot no. 20 thence with line of lot no. 20 N. 37-57 E. 47 feet to a corner 50 feet from the southern line of said new street, thence along a curve to the right, the card of which is 10.7 feet to a stake on said new street, thence with said new street N. 32-03 E. 145 feet to the beginning corner.

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 A. J. Ballentine, 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 A. J. Ballentine, 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 9th day of August in the year of our Lord one thousand nine hundred and twenty-four in the one hundred and forty-eighth year of the Independence of the United States of America.
Signed, sealed and delivered in the presence of
U. C. Manser } Melville C. Westervelt (L. S.)
As Trustee

U. S. Stamps Cancelled, \$ 3 and 00 Cents.
S. C. Stamps Cancelled, \$ 3 and 00 Cents

THE STATE OF SOUTH CAROLINA, }
Greenville County.
PERSONALLY appeared before me, Emmie Dodd and made oath

that she saw the within named Melville C. Westervelt, as Trustee, sign, seal, and as his act and deed, deliver the within written deed; and that U. C. Manser

SWORN to before me, this 9th day of August A. D. 1924
U. C. Manser (L. S.)
Notary Public for South Carolina. Emmie Dodd

Recorded August 9th 1924

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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 Five (\$5.00) Dollars and other valuable considerations Dollars,

to me, as Trustee, in hand paid at and before the sealing of these presents by L. J. Walker

(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. J. Walker

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. 49 in Block 6

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 point on a fifty foot unnamed street, joint corner of lots 48 and 49, and running thence with joint line of said lots E. 39-33 E. 175 feet to a point, thence N. 47-10 E. 60 feet to point joint near corner of lot 49 and E. thence with line of said lot, N. 39-33 W. 175 feet to a point on above mentioned unnamed street, thence with line of said street E. 47-10 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 anywise incident or appertaining, TO HAVE AND TO HOLD, all and singular, the Premises before mentioned unto the said L. J. Walker, 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 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 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. J. Walker, 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 31st day of July in the year of our Lord one thousand nine hundred and twenty-four in the one hundred and forty-eighth year of the Independence of the United States of America.
Signed, sealed and delivered in the presence of
A. M. Pridmore } Melville C. Westervelt (L. S.)
J. I. Westervelt As Trustee

U. S. Stamps Cancelled, \$ 1 and 00 Cents.
S. C. Stamps Cancelled, \$ 1 and 00 Cents

THE STATE OF SOUTH CAROLINA, }
Greenville County.
PERSONALLY appeared before me, A. M. Pridmore 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 J. I. Westervelt

SWORN to before me, this 31st day of July A. D. 1924
J. I. Westervelt (L. S.)
Notary Public for South Carolina. A. M. Pridmore

Recorded August 12th 1924

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