WALKER, EVANS & COGSWELL CO., CHARLESTON, S. C. 27061

STATE OF SOUTH CAROLINA,
COUNTY OF GREENVILLE.

WHEREAS, B. E. Geer, on the first day of January, 1923, conveyed to the American Bank and Trust Company, of Greenville, S. C., certain lands in the County and State aforesaid, the deed to which is duly recorded in the R. M. C. office for Greenville County, in Vol. 89, at page 216, and whereas, the said deed, among other things provides that the American Bank and Trust Company should sell and convey the said lands 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 the said lands have been sub-divided into building lots, as is shown by a plat of record in the R. M. C. office for Greenville County, in Plat Book "F," at page 102, for the purpose of selling same—

KNOW ALL MEN BY THESE PRESENTS, That The American Bank and Trust Company, a corporation chartered under the laws of the State of South Carolina, and having its principal place of business at Greenville, in the State of South Carolina, pursuant to the authority contained in said deed and for, and in consideration of the sum of.....

to it in hand duly paid at and before the sealing and delivery of these presents by the grantee..... hereinafter named, (the receipt whereof is hereby acknowledged), has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto .....

All that certain piece, parcel or lot of land situate, lying and being in Greenville Township, Greenville County, South Carolina, near the Augusta Road School site, on.....

and being known and designated as lot No..... of the C. B. MARTIN sub-division, as shown on a plat of record in Plat Book "F," page 102, and having, according

Pages 89 Thru 137 Blank

TOGETHER with all and singular the rights, members, hereditaments and appurtenances to the said
TO HAVE AND TO HOLD, all and singular the premises before mentioned unto the grantee he

.....heirs and assigns, forever.

Nevertheless, upon the following conditions, which conditions are part of the consideration for thi
lots as shown on plat above referred to, to-wit:

(1) No building shall be erected nearer to the abutting sidewalk than thirty feet.
(2) The property herein conveyed shall never be sold, rented, or otherwise disposed of to a person, or persons, having any percentage of Negro blood.
(3) The property herein conveyed shall never be used for other than residential purposes, and no residence costing less than.....

.....shall ever be erected thereon.

And the said granting corporation does hereby bind itself and its successors to warrant and forever defend all and singular the said premises unto the grantee hereinabove named, and.....

heirs and assigns, against itself and its successors, and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

IN WITNESS WHEREOF, the said granting corporation has caused its corporate seal to be hereunto affixed and these presents to be subscribed by its duly authorized officers, ...

on this the.....day of.....in the year of our Lord one thousand nine hundred and.....and in the one hundred and.....year of the Sovereignty and Independence of the United States of America.

Signed, sealed and delivered in the presence of:

THE AMERICAN BANK AND TRUST COMPANY,
Trustee.

By.....

and.....

U. S. Stamps Cancelled, $.....and.....Cents.
S. C. Stamps Cancelled, $.....and.....Cents

STATE OF SOUTH CAROLINA,
County of Greenville.

PERSONALLY appeared before me.....and made oath that .....he saw..... as
..... and..... as
.....of THE AMERICAN BANK AND TRUST COMPANY,
a corporation chartered under the laws of the State of South Carolina, sign, seal with its corporate seal and as the act and deed of said corporation, deliver the within written deed; and that he, with.....
....., witnessed the execution thereof.

SWORN to before me, this.....
day of.....A. D. 192.....
.....(L. S.)
Notary Public for South Carolina.

Recorded.....192.....

ights, members, hereditaments and appurtenances to the said premises belonging, or in anywise incident or appertaining.
singular the premises before mentioned unto the grantee hereinabove named, and.....

signs, forever.

lons, which conditions are part of the consideration for this deed and are expressly for the benefit of all owners of
-wit:

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(2) The property herein conveyed shall never be sold, rented, or otherwise disposed of to a person, or persons, having any percentage of Negro blood.
(3) The property herein conveyed shall never be used for other than residential purposes, and no residence costing less than.....

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