

THE STATE OF SOUTH CAROLINA,

COUNTY OF GREENVILLE.

KNOW ALL MEN BY THESE PRESENTS, That J. H. C. Beattie

in the State aforesaid, in consideration of the sum of Ten dollars and other valuable considerations

to me in hand paid at and before the sealing of the presents by William Theodore

(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

William Theodore

all that certain lot or parcel of land situated by and being in Greenville Township, Greenville County, known and designated as lot No. 2 in Block C of the subdivision known as Augusta Court, as shown on a plat of record in the R.M. office for Greenville County, South Carolina, in "Rith Book 5", page 124 and having according to the said plat, the following noted and bounds to wit: Beginning at a stake on the southeast side of Augusta Road corner of Lot No. 1 and running thence with line S. 52.03 N. 177.6 feet to stake corner of Lot No. 20. 7. 37. 57 N. 47.3 feet to stake corner of Lot No. 3; thence with line of Lot No. 3 N. 52.036. 20.8 feet to stake on Augusta Road; thence with Augusta Road S. 24.356. 100 feet to the beginning corner.

(To gether with all and singular the rights, members, hereditaments and appurtenances to the said premises belonging in and annexed incident or appertaining thereto) to have and to hold all and singular the premises before mentioned unto the said William Theodore and his heirs and assigns forever.

Notwithstanding, 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, refuted 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

The above described land is the same conveyed to me by M. C. Westwell, Trustee on the eight day of May 1927, deed recorded in office of Register of Meane Conveyance for Greenville County, in Book 25 Page 565

AND I do hereby bind

my William Theodore heirs, executors and administrators, to warrant and forever defend, all and singular, the said premises unto the said William Theodore and his heirs and assigns, against me and my heirs, and against every person whomsoever lawfully claiming or to claim the same, or any part thereof.

WITNESS my hand and seal, this fifteenth day of August in the year of our Lord one thousand nine hundred and twenty seven and in the one hundred fifty first year of the Sovereignty and Independence of the United States of America.

Signed, Sealed and Delivered in the Presence of M. C. Westwell J. H. C. Beattie (L. S.) A. M. Rickman (L. S.) (L. S.) (L. S.)

U. S. Stamps Cancelled, \$ 2 and 00 Cents. S. C. Stamps Cancelled, \$ 2 and 00 Cents.

STATE OF SOUTH CAROLINA, County of Greenville.

PERSONALLY appeared before me M. C. Westwell

and made oath that he saw the within named J. H. C. Beattie

sign, seal, and as his act and deed, deliver the within written Deed; and that he, with A. M. Rickman witnessed the execution thereof.

SWORN to before me, this 16th day of August A. D. 1927 A. M. Rickman (L. S.) Notary Public for S. C. M. C. Westwell

STATE OF SOUTH CAROLINA, County of Greenville.

RENUNCIATION OF DOWER.

I, A. M. Rickman, do hereby certify unto all whom it may concern, that Mrs. Parolie G. Beattie

wife of the within named J. H. C. Beattie did this day appear before me, and upon being privately and separately examined by me, did declare that she does freely, voluntarily and without any compulsion, dread or fear of any person or persons whomsoever, renounce, release and forever relinquish unto the within named William Theodore, his

heirs and assigns, all her interest and estate, and also all her right and claim of Dower of, in, or to all and singular the premises within mentioned and released.

GIVEN under my hand and seal, this 16th day of August A. D. 1927 A. M. Rickman (L. S.) Notary Public for S. C. Parolie G. Beattie

Recorded August 24 1927 at 11:12 o'clock A. M.

END OF D.