

Whereas, on or about May 2, 1923, Melville C. Westervelt, as trustee, conveyed the premises hereinafter described to John M. Kilam, and through in advertence the said John M. Kilam failed to record the deed to him and the same has now been lost and cannot be found, and

Whereas, a sale of the premises has been made to P. Carl Luxemburger, this deed is, therefore, made by the said John M. Kilam and Melville C. Westervelt, as trustee, in order to clear up any questions that may arise on account of the failure to record the deed above referred to; Now, therefore,

STATE OF SOUTH CAROLINA,

COUNTY OF GREENVILLE

KNOW ALL MEN BY THESE PRESENTS, That Me, John M. Kilam and Melville C. Westervelt, as Trustee,

in the State aforesaid, in consideration of the sum of ten and 00/100 Dollars, (\$10.00) and other valuable consideration

to us in hand paid at and before the sealing of these presents by

P. Carl Luxemburger,

(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 P. Carl Luxemburger,

All that certain piece, parcel or lot of land, situate, lying and being near the Augusta Road, south of the City of Greenville in the County of Greenville, State of South Carolina, being known and designated as Lot No. 51 or Block C on the plat of Augusta Court, said plat being recorded in the R. & C. Office for Greenville County in Plat Book F, at page 124, the said lot being more particularly described as follows:-

Beginning at an iron pin at the joint corner of lots 50 and 51, and running thence with the line of lot #50 S. 36-33 E. 175 feet to an iron pin; thence N. 47-10 E. 60 feet to an iron pin; thence N. 36-33 W. 175 feet to an iron pin, thence S. 47-10 W. 60 feet to the beginning corner.

The tract or land of which this lot constitutes a part was conveyed to Melville C. Westervelt, as Trustee, by deeds recorded in the R. & C. office for Greenville County in Vol. 89, page 199, and Vol. 85, page 249. Said conveyance by Melville C. Westervelt to John M. Kilam referred to herein was made by the said Trustee in accordance with the powers conferred upon him by the deeds hereinabove referred to.

In the deed to John M. Kilam conveying this property, which deed was lost and never recorded, the following building restrictions were provided:-

- (1) No dwelling shall be erected nearer to the abutting sidewalk than 30 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 outbuilding shall be erected nearer to the abutting sidewalk than 40 feet.

State of South Carolina,  
County of Greenville.

Personally appeared before me Harriet R. Wright 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 she with Marion Brawley, Jr witnessed the execution thereof.

Sworn to before me this 24th day of September, 1936. Harriet R. Wright.  
Marion Brawley, Jr. (L. S.)

Notary Public for South Carolina,

Probate recorded this the 29th day of September, 1936, at 9:45 A. M.

See Deed Book 186, Page 161.

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 said premises before mentioned, unto the said P. Carl Luxemburger, his

heirs and assigns, forever.

AND we ourselves and our do hereby bind

heirs, executors and administrators, to warrant and forever defend, all and singular, the said premises unto the said P. Carl Luxemburger, his

heirs and assigns, against

us and

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

WITNESS our hand, seal, and seal, this 12th day of September in the year of our Lord one thousand nine hundred and thirty six and in the one hundred sixty first year of the Sovereignty and Independence of the United States of America.

Signed, Sealed and Delivered in the Presence of

R. L. Horton,  
Cornelia L. Thomas  
As to John M. Kilam  
Marion Brawley, Jr.  
Harriet R. Wright.

John M. Kilam (L. S.)  
Melville C. Westervelt, (L. S.)  
As Trustee. (L. S.)  
(L. S.)

S. C. Revenue Stamps Cancelled 

Dollars	00
Cents	3

For True Consideration See Affidavit Book 2, Page 72.

U. S. Stamp \$1.00

THE STATE OF SOUTH CAROLINA,  
County of ~~Richland~~ Richland

PERSONALLY appeared before me, R. L. Horton,

and made oath that he saw the within named John M. Kilam

sign, seal, and as his act and deed, deliver the within written Deed; and that he, with Cornelia L. Thomas, witnessed the execution thereof.

SWORN to before me, this 12th day of September A. D. 19 36  
G. F. Cooper, Notary Public for S. C. (L. S.)

THE STATE OF SOUTH CAROLINA,  
County of Greenville. John M. Kilam, Widower.

RENUNCIATION OF DOWER

I, John M. Kilam, Widower. do hereby certify unto all whom it may concern, that Mrs. \_\_\_\_\_

wife of the within named \_\_\_\_\_ 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 \_\_\_\_\_

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 \_\_\_\_\_ day of \_\_\_\_\_ A. D. 19 \_\_\_\_\_  
Notary Public for S. C. (L. S.)

Recorded September 29th 1936 at 9:45 o'clock, A. M.

END OF DOCS