

THE STATE OF SOUTH CAROLINA,
County of Greenville.

KNOW ALL MEN BY THESE PRESENTS, That I, M. C. Westervelt, as Trustee,

.....in the State aforesaid,
.....in consideration of the sum of
Three Hundred and no/100 (\$300.00)..... DOLLARS

to me.....in hand paid
at and before the sealing of these presents by
Louise J. Howard

(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
Louise J. Howard.

All those certain pieces, parcels or lots of land in the County of Greenville, State of South Carolina, near Augusta Road being known and designated as Lots Nos. 40 and 41, Block C of Augusta Court as shown on a plat thereof made by R. E. Dalton, Engineer, April, 1923, and recorded in the R. M. C. Office for Greenville County in Plat Book F at page 124, and having in the aggregate, according to said plat, the following metes and bounds, to-wit:-

Beginning at a stake on the south side of an unnamed street, joint corner of Lots Nos. 39 and 40, and running thence along the joint line of said lots S. 25-00 W. 215 feet to a stake in line of property now or formerly of Jenkinson; thence along said Jenkinson line S. 41-30 E. 195 feet to an iron pipe in the northwest side of a 30 foot road; thence along the northwest side of said road N. 47-10 E. 157 feet to a stake joint rear corner of Lots Nos. 41 and 42; thence along the joint line of said lots N. 13-43 W. 222.8 feet to a stake on the south side of an unnamed street; thence along the south side of said street in a westerly direction 103.8 feet to the point of beginning.

The tract of land of which these lots constitute a part was conveyed to Melville C. Westervelt, as Trustee, by deeds recorded in the R. M. C. Office for Greenville County in Volume 89, page 199, and Volume 85, page 249. This deed is made pursuant to the power and authority conveyed upon Melville C. Westervelt, as Trustee, in the deeds above referred to.

The lots of land are conveyed subject to the following building restrictions:-

- (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) Property shall never be sold, rented or otherwise disposed of to negroes or persons having any percentage of negro blood.
- (4) No outbuildings shall be erected nearer to the abutting sidewalk than 40 feet.