

THE STATE OF SOUTH CAROLINA,
County of Greenville.

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

.....in the State aforesaid,
.....in consideration of the sum of
One (\$1.00) Dollar.....~~DOLLARS~~

to me.....in hand paid
at and before the sealing of these presents by H. Baxter Carpenter, Richard H. Carpenter, Walter B. Carpenter,
Margaret Helen Carpenter, Davis Furman Carpenter and Mary H. Carpenter,

(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
H. Baxter Carpenter, Richard H. Carpenter, Walter B. Carpenter, Margaret Helen Carpenter,
Davis Furman Carpenter, and Mary H. Carpenter, their heirs and assigns:-

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. 35 in
Block "C" 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 Plat Book "F", page 124; and having according
to said plat the following metes and bounds, to-wit:-

Beginning at an iron pin on the western side of Augusta Court, joint corner of Lots Nos.
34 and 35, and running thence with the joint line of said lots S. 73-48 W. 227.2 feet to an iron
pin; thence S. 41-30 E. 115 feet to an iron pin, joint corner of Lots Nos. 35 and 36; thence with
the joint line of said lots N. 58-49 E. 189.4 feet to an iron pin on Augusta Court; thence with
said Augusta Court N. 20-29 W. 55 feet to the point of beginning.

On May 8, 1923, I, Melville C. Westervelt, as Trustee, executed a deed to F. G. Carpenter,
conveying the above described lot of land, and said deed was thereafter lost or destroyed and was
never recorded, and the said F. G. Carpenter thereafter departed this life intestate, leaving the
grantees herein named as his sole heirs at law, and the purpose of this deed is to vest the record
title to said lot in the heirs of the said F. G. Carpenter, deceased.

The tract of land of which this lot is a part was conveyed to the grantor herein, as
Trustee, by deeds recorded in the R. M. C. Office for Greenville County, S. C., in Deeds Volume
89, at page 199, and Deeds Volume 85, at page 249, and this deed is made pursuant to the power
and authority conferred upon me as Trustee in the deeds above referred to .

The property herein conveyed is subject to the following building restrictions:-

- (1) No building shall be erected on said lot nearer the abutting sidewalk than 30 feet.
- (2) The facing of the lots as shown on the plat referred to herein shall be strictly adhered to.
- (3) This property shall not be sold, rented or otherwise disposed of to negroes or persons having any percentage of negro blood.