

TITLE TO REAL ESTATE—G.T. 201

STATE OF SOUTH CAROLINA, }  
Greenville County. }

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

\_\_\_\_\_ in the State aforesaid,  
\_\_\_\_\_ in consideration of the sum of

Ten Dollars and other valuable consideration - - - - - Dollars

to me, as Trustee in hand paid  
at and before the sealing of these presents by J. T. Baty

(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  
J. T. Baty

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 #26 in Block B, of the Sub-Division known as Augusta Court as shown on Plat of record in the R.M.C. Office for Greenville County South Carolina in Plat Book F, at Page 124, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at the joint corner of Lots 25 and 26 and running thence N. 39-33 W. 175 feet to joint corner in the rear of Lots 25 and 26, thence S. 55-30 W. 60 feet to joint corner in the rear of Lots 26 and 27, thence S. 39-33 E. 175 feet to joint corner of Lots 26 and 27 on the Augusta Court, thence with Augusta Court N. 55-30 E. 60 feet to the point of beginning.

NEVERTHELESS, 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 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 out-building shall be erected nearer to the abutting sidewald than 40 feet.