

TITLE TO REAL ESTATE

WALTON, EVANS & COUSWELL CO. CHARLESTON, S. C. 29202

STATE OF SOUTH CAROLINA, }
Greenville County. }

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

in the State aforesaid.

in consideration of the sum of (\$10.00) Ten Dollars and other valuable consideration

~~XXXXXXXXXX~~

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

~~XXXXXXXXXXXXXXXXXXXX~~ Emma M. and E. L. Butler, Jr.,

in the State aforesaid, 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 Emma M. and E. L. Butler, Jr.,

all that piece, parcel or lot of land in Greenville Township, Greenville County, State of South Carolina.

being further known and designated as 55 feet of Lot #45 in Block C in the sub-division known as the Augusta Court as shown in plat of record in the R. M. C. Office for Greenville County, State of Carolina in Plat Book F at page 124 and having according to said plat the following metes and bounds, to-wit:

Beginning at an iron pin joint corner of Lots 44 and 45 in the Augusta Court and running thence S. 39-33 E. 175 feet to a point in Phillips Street, being the joint corner on said Street of Lots 44 and 45 and running with said street N. 47-10 E. 55 feet to a point in Lot 45 on said Phillips Street, thence N. 39-33 W. 175 feet to a point in Lot 45 on the Augusta Court and running thence with said Augusta Court S. 47-10 W. 55 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 sidewalk than forty (40) feet.

Being a portion of the same lands conveyed to the grantor herein as Trustee by H. Schwiers and Moore Milling Company by deeds dated February 24, 1923, and recorded in the R. M. C. Office for Greenville County in Deed Book 89 at page 199 and Deed Book 85 at page 249. The within conveyance is made pursuant to the powers and authority contained in said deeds of trust.