

THE STATE OF SOUTH CAROLINA, County of Greenville.

WHEREAS, Fannie McD. Davenport, et al. did on the 15th day of March 1920, convey to Melville C. Westervelt, as Trustee, a tract of 32.5 acres of land in the County and State aforesaid, the deed to which is duly recorded in the R. M. C. Office for Greenville County in deeds, Vol. 68, page 82, and; Whereas said deed to Melville C. Westervelt, as Trustee, among other things provided that he should sell and convey the said tract of land as a whole or in parcels, the purchaser or purchasers of said lands not to be bound to see to the application of the purchase money or any part thereof, and; Whereas, Melville C. Westervelt, as Trustee, has had said tract subdivided into building lots as is shown by a plat of record in the R. M. C. Office for Greenville County in Plat Book "F," page 23, for the purpose of selling same.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS, That I, Melville C. Westervelt, as Trustee, under and by virtue of the authority and powers vested in me by the said deed aforesaid for and in consideration of the sum of Two Dollars and other considerations Dollars, to me, as Trustee, in hand paid at and before the sealing of these presents by Charles A. Pinson (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 Charles A. Pinson

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. 23 of the subdivision known as Augusta Circle as shown on a plat of record in the R. M. C. Office for Greenville County, South Carolina, in the Plat Book "F," page 23, and having according to said plat, the following metes and bounds, to-wit:

Beginning at an iron pin on the southeast corner of Maccaunas Avenue and East Augusta Drive and running thence with said Maccaunas Avenue S. 21-35 W. 85.4 feet to an iron pin corner of lot No. 24; thence with the line of said lot S. 71-55 E. 166.56 feet to an iron pin in line of Davenport property; thence with line of said property N. 21-35 E. 25.1 feet to an iron pin on East Augusta Drive; thence with northern side of said Drive N. 71-01 W. 116.3 feet to the point of beginning.

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 Premises before mentioned unto the said Charles A. Pinson and his

Heirs and Assigns forever. 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 buildings shall be erected nearer to the abutting sidewalk than twenty feet, except on lots Nos. 23 to 39, inclusive. (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.

And I do hereby bind myself as Trustee, and my successors in office to warrant and forever defend all and singular the said premises unto the said Charles A. Pinson and his Heirs and Assigns, against myself as Trustee and my successors in office and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

WITNESS my hand and seal, this 4th day of September in the year of our Lord one thousand, nine hundred and twenty-three in the one hundred and forty-eighth year of the Independence of the United States of America.

Signed, sealed and delivered in the presence of J. D. Westervelt and A. M. Rickman } M. C. Westervelt As Trustee. (L. S.)

N. A. Stamps \$1.00 S. B. Stamps \$1.00

THE STATE OF SOUTH CAROLINA, Greenville County.

PERSONALLY appeared before me J. D. Westervelt and made oath that he saw the within named Melville C. Westervelt, as Trustee, M. C. Westervelt sign, seal and as his act and deed deliver the within written deed, and that he with A. M. Rickman witnessed the execution thereof.

SWORN TO before me this 4th day of September A. D. 1923. A. M. Rickman (L. S.) Notary Public of South Carolina.

Recorded September 12th 1923

END OF DOC.

THE STATE OF SOUTH CAROLINA, County of Greenville.

WHEREAS, Fannie McD. Davenport, et al. did on the 15th day of March 1920, convey to Melville C. Westervelt, as Trustee, a tract of 32.5 acres of land in the County and State aforesaid, the deed to which is duly recorded in the R. M. C. Office for Greenville County in deeds, Vol. 68, page 82, and; Whereas said deed to Melville C. Westervelt, as Trustee, among other things provided that he should sell and convey the said tract of land as a whole or in parcels, the purchaser or purchasers of said lands not to be bound to see to the application of the purchase money or any part thereof, and; Whereas, Melville C. Westervelt, as Trustee, has had said tract subdivided into building lots as is shown by a plat of record in the R. M. C. Office for Greenville County in Plat Book "F," page 23, for the purpose of selling same.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS, That I, Melville C. Westervelt, as Trustee, under and by virtue of the authority and powers vested in me by the said deed aforesaid for and in consideration of the sum of Two Dollars and other considerations Dollars, to me, as Trustee, in hand paid at and before the sealing of these presents by J. W. Brookshire (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. W. Brookshire

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. 4 of the subdivision known as Augusta Circle as shown on a plat of record in the R. M. C. Office for Greenville County, South Carolina, in the Plat Book "F," page 23, and having according to said plat, the following metes and bounds, to-wit:

Beginning at an iron pin in the northeast corner of Paris Road and West Augusta Drive, and running thence with said Paris Road, N. 20-16 E. 160 ft. to iron pin; thence with line of lots 7 and 8, S. 55-15 E. 100 ft. to iron pin; thence with the point line of lots 9 and 10, S. 20-16 W. 160 ft. to iron pin on West Augusta Drive; thence with said West Augusta Drive, N. 55-15 W. 100 ft. to the point of beginning.

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 Premises before mentioned unto the said J. W. Brookshire, his

Heirs and Assigns forever. 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 buildings shall be erected nearer to the abutting sidewalk than twenty feet, except on lots Nos. 23 to 39, inclusive. (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.

And I do hereby bind myself as Trustee, and my successors in office to warrant and forever defend all and singular the said premises unto the said J. W. Brookshire, his Heirs and Assigns, against myself as Trustee and my successors in office and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

WITNESS my hand and seal, this 22nd day of September in the year of our Lord one thousand, nine hundred and twenty-three in the one hundred and forty-seventh year of the Independence of the United States of America.

Signed, sealed and delivered in the presence of H. J. Niman and A. R. Cady } M. C. Westervelt As Trustee. (L. S.)

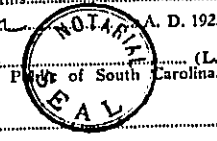
N. A. Stamps \$2.00

THE STATE OF SOUTH CAROLINA, Greenville County.

PERSONALLY appeared before me A. R. Cady and made oath that he saw the within named Melville C. Westervelt, as Trustee, M. C. Westervelt sign, seal and as his act and deed deliver the within written deed, and that he with H. J. Niman witnessed the execution thereof.

SWORN TO before me this 22 day of September A. D. 1923. H. J. Niman (L. S.) Notary Public of South Carolina.

Recorded September 19th 1923



END OF DOC.