

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 one dollar and other valuable considerations Dollars, to me, as Trustee, in hand paid at and before the sealing of these presents by Mollie R. Seignious (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 Mollie R. Seignious

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. 39 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 South side of West Augusta Drive, which iron pin is 74.5 ft. from the south west corner of Tommassee Avenue and West Augusta Drive and running thence S. 24.20 W. 151.1 feet to an iron pin on line of lot No. 88; thence with line of lot No. 88 N 71-35 W. 12 feet to iron pin in line of lot No. 90; thence with line of lot No. 90, N. 21.30 E, 154.4 feet to iron pin on West Augusta Drive, thence with said West Augusta Drive S. 55-15 E. 12 feet to the point of beginning.

Also: 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 part of lot No. 91 of the subdivision known as Augusta Circle, as shown on plat in Plat Book "F," page 23, and having the following metes and bounds, to-wit:-

Beginning at an iron pin on the south side of W. Augusta Drive, the northwest corner of lot No. 90, and running thence with line of lot No. 90, S. 21-30 W. 168.5 ft. to iron pin in line of lot No. 88; thence with line of lot No. 88 and 95, N. 71.35 W. 35 ft. to iron pin in line of lot No. 95; thence N. 21-52 E. 178.5 feet to iron pin on W. Augusta Drive; thence with W. Augusta Drive S 55-15 E. 35 feet to iron pin, the point of beginning.

This deed is given to take the place of a deed heretofore executed and delivered by me to the grantee herein, which deed was lost or mislaid and was never recorded.

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 Mollie R. Seignious, her 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 Mollie R. Seignious, her 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 23rd day of March in the year of our Lord one thousand, nine hundred and twenty-five in the one hundred and forty-ninth year of the Independence of the United States of America.

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

S. C. Stamps \$1.00 ; U.S. Stamps \$1.00

THE STATE OF SOUTH CAROLINA, Greenville County. PERSONALLY appeared before me Alyce M. Pridmore and made oath that she saw the within named Melville C. Westervelt, as Trustee, sign, seal and as his act and deed deliver the within written deed, and that A. M. Rickman witnessed the execution thereof. SWORN TO before me this 23rd day of March A. D. 1925 by A. M. Rickman (L.S.) Notary Public of South Carolina.

Recorded April 1st 1925.

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 one dollar and other valuable considerations Dollars, to me, as Trustee, in hand paid at and before the sealing of these presents by M. D. Cooper (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 M. D. Cooper

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. 39 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 eastern side of Macassar Avenue, which iron pin is 74.5 ft. from the south west corner of Tommassee Avenue and West Augusta Drive and running thence S. 24.20 W. 151.1 feet to an iron pin on line of lot No. 88; thence with line of lot No. 88 N 71-35 W. 12 feet to iron pin in line of lot No. 90; thence with line of lot No. 90, N. 21.30 E, 154.4 feet to iron pin on West Augusta Drive, thence with said West Augusta Drive S. 55-15 E. 12 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 M. D. Cooper, her 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 M. D. Cooper, her 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 27th day of May in the year of our Lord one thousand, nine hundred and twenty-five in the one hundred and forty-ninth year of the Independence of the United States of America.

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

S. C. Stamps 50 cents, U.S. Stamps \$1.00

THE STATE OF SOUTH CAROLINA, Greenville County. PERSONALLY appeared before me A. M. Pridmore and made oath that she saw the within named Melville C. Westervelt, as Trustee, sign, seal and as his act and deed deliver the within written deed, and that A. M. Rickman witnessed the execution thereof. SWORN TO before me this 27th day of May A. D. 1925 by A. M. Rickman (L.S.) Notary Public of South Carolina.

Recorded May 30th 1925.

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