

TITLE TO REAL ESTATE—G.T. 201

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
Two Hundred Fifty and No/100 (\$250.00) Dollars

to X In hand paid
at and before the sealing of these presents by Lillian Frances Brown

(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
Lillian Frances Brown, her Heirs and Assigns, forever:-

All that certain piece, parcel or lot of land situate, lying and being on the Northwest side of Augusta Court Street, near the City of Greenville, in the County of Greenville, State of South Carolina, being known and designated as Lot No. 29 and the West one-half of Lot No. 28, of Block B, on Plat of Augusta County made by R. E. Dalton, Engineer, April, 1923, recorded in the R. M. C. Office for Greenville County, S. C., 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 on the Northwest side of Augusta Court Street, joint front corner of Lots No. 29 and 30, of Block B. and running thence with the line of Lot No. 30 N. 39-33 W. 175 feet to an iron pin; thence N. 55-30 E. 80 feet to an iron pin in the center of the rear line of Lot No. 28; thence through the center of Lot No. 28, S. 39-33 E. 175 feet to an iron pin in the center of the front line of Lot No. 28 on the Northwest side of Augusta Court Street; thence with the Northwest side of Augusta Court Street, S. 55-30 W. 80 feet to the beginning corner.

This is a portion of the property conveyed to the grantor herein as Trustee by deed of H. Schwiers and Moore Milling Company, dated February 24, 1923, and recorded in the R. M. C. Office for Greenville County, S. C., in Deeds Volume 89, at page 199, and deeds Volume 86, at page 249, and this conveyance is made by the grantor as Trustee pursuant to the power and authority vested in him by said deeds hereinabove referred to.

This property is conveyed subject to the following building restrictions:

- (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.