

THE STATE OF SOUTH CAROLINA,

COUNTY OF GREENVILLE.

WHEREAS, H. Schwiers and Moore Milling Co., did on the 24th day of February, 1923, convey to Melville C. Westervelt, as Trustee, certain lands in the County and State aforesaid, the deeds to which are duly recorded in the R. M. C. office for Greenville County, in deeds, Vol. 89, page 199, and Vol. 85, page 249, and; Whereas said deeds to Melville C. Westervelt, as Trustee, among other things provided that he should sell and convey the said tracts 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 land 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 124 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 deeds aforesaid, for and in consideration of the sum of \$300.00 Three Hundred and no/100 Dollars,

to me, as Trustee, in hand paid at and before the sealing of these presents by Robert A. and Edna Martin (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 Robert A. and Edna Martin

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. 42 in Block "C"

of the subdivision known as Augusta Court, as shown on a plat of record in the R. M. C. office for Greenville County, South Carolina, in the Plat Book "F," page 124, and having according to said plat, the following metes and bounds, to-wit:

Beginning at an iron pin on the southern side of Augusta Court, joint corner of lots Nos. 41 and 42; thence with the joint line of said lots S. 13-43 E. 222.8 feet to an iron pin on a 30 ft. street; thence with said street N. 47-10 E. 130 feet to an iron pin, joint corner of lots Nos. 42 and 43; thence with the joint line of said lots N. 31-26 W. 179.2 feet to an iron pin on Augusta Court; thence with Augusta Court S. 65-43 W. 60 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 Robert A. and Edna Martin

their 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 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.

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 Robert A. and Edna Martin their 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 15th day of November in the year of our Lord one thousand nine hundred and 40 in the one hundred and 65th year of the Independence of the United States of America.

Signed, sealed and delivered in the presence of A. H. Fowler, Mary B. Beacham

M. C. Westervelt As Trustee (L. S.)

S. C. S. Stamps Cancelled, \$ 1 and 00 Cents. N. S. S. Stamps Cancelled, \$ and 55 Cents

THE STATE OF SOUTH CAROLINA, Greenville County.

PERSONALLY appeared before me J. H. Fowler and made oath

that he saw the within named Melville C. Westervelt, as Trustee, sign, seal, and as his act and deed, deliver the within written deed; and that he with Mary B. Beacham witnessed the execution thereof.

SWORN to before me, this 15th day of November A. D. 1940. Notary Public for South Carolina. J. H. Fowler

Recorded November 16th 1940 at 10:17 A.M. # 16158

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THE STATE OF SOUTH CAROLINA,

COUNTY OF GREENVILLE.

WHEREAS, H. Schwiers and Moore Milling Co., did on the 24th day of February, 1923, convey to Melville C. Westervelt, as Trustee, certain lands in the County and State aforesaid, the deeds to which are duly recorded in the R. M. C. office for Greenville County, in deeds, Vol. 89, page 199, and Vol. 85, page 249, and; Whereas said deeds to Melville C. Westervelt, as Trustee, among other things provided that he should sell and convey the said tracts 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 land 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 124 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 deeds aforesaid, for and in consideration of the sum of \$300.00 Three Hundred and no/100 Dollars,

to me, as Trustee, in hand paid at and before the sealing of these presents by M. I. Bailey (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. I. Bailey

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 in Block "C"

of the subdivision known as Augusta Court, as shown on a plat of record in the R. M. C. office for Greenville County, South Carolina, in the Plat Book "F," page 124, and having according to said plat, the following metes and bounds, to-wit:

Beginning at an iron pin on the western side of Augusta Court, joint corner of lots Nos. 39 and 40, and running thence with the joint line of said lots S. 25 W. 215 feet to an iron pin; thence N. 41-30 W. 100 feet to an iron pin, joint corner of lots Nos. 38 and 39; thence with the joint line of said lots N. 34-56 E. 184.5 feet to an iron pin on Augusta Court; thence with Augusta Court S. 58-34 E. 60 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. I. Bailey

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 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.

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. I. Bailey 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 12th day of November in the year of our Lord one thousand nine hundred and 40 in the one hundred and sixty fifth year of the Independence of the United States of America.

Signed, sealed and delivered in the presence of Fred C. Alexander, Mary B. Beacham

Melville C. Westervelt (L. S.) As Trustee

S. C. S. Stamps Cancelled, \$ 1 and 00 Cents. N. S. S. Stamps Cancelled, \$ and 55 Cents

THE STATE OF SOUTH CAROLINA, Greenville County.

PERSONALLY appeared before me Fred C. Alexander and made oath

that he saw the within named Melville C. Westervelt, as Trustee, sign, seal, and as his act and deed, deliver the within written deed; and that he with Mary B. Beacham witnessed the execution thereof.

SWORN to before me, this 12th day of November A. D. 1940. Notary Public for South Carolina. Fred C. Alexander

Recorded Jan 30-1941 at 9:50 A.M.

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