

THE STATE OF SOUTH CAROLINA,
County of Greenville.

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

in the State aforesaid,
in consideration of the sum of
Two Hundred and no/100 (\$200.00) DOLLARS

to me in hand paid
at and before the sealing of these presents by
Mattie C. Reynolds

(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

Mattie C. Reynolds, her heirs and assigns:

All that certain piece, parcel or lot of land in the County and State aforesaid, in Greenville Township, near the Augusta Road, being known and designated as Lot No. 48, Block C, of Augusta Court, as shown on a plat thereof made by R. E. Dalton, Engineer, April, 1923, which plat is recorded in the R. M. C. Office for Greenville County in Plat Book F, page 124, and having, according to said plat, the following metes and bounds, to-wit:

Beginning at a stake on the southeast side of an unnamed street, joint corner of Lots Nos. 47 and 48, and running thence along the southeast side of said street N. 47-10 E. 60 feet to a stake, joint corner of Lots 48 and 49; thence along the joint line of said lots S. 39-33 E. 175 feet to an iron pin in the northwest side of an unnamed 30 foot street; thence along the northwest side of said street S. 47-10 W. 60 feet to a stake, joint corner of Lots 47 and 48; thence along the joint line of said lots N. 39-33 W. 175 feet to the point of beginning.

The tract of land of which this lot constitutes a part was conveyed to M. C. Westervelt, as Trustee, by deeds recorded in the R. M. C. Office for Greenville County in Volume 89, page 199, and Vol. 85, page 249. This deed is made pursuant to the power and authority conferred upon M. C. Westervelt, as Trustee, in the deeds above 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 shall never be sold, rented or otherwise disposed of to negroes or persons having any percentage of negro blood.