

THE STATE OF SOUTH CAROLINA,
County of Greenville.

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 Twenty-Five & no/100 (\$225.00) DOLLARS

to me in hand paid
at and before the sealing of these presents by
Agnes G. Frazier,

(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

Agnes G. Frazier, her heirs and assigns:-

All that certain piece, parcel or lot of land in the State and County aforesaid, near the Augusta Road, being known and designated as Lot 23 of Blk. B, as shown on a plat of Augusta Court, 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, at page 124, and having, according to said plat, the following metes and bounds, to-wit:-

Beginning at an iron pin at the northwest intersection of two unnamed 50 foot streets, and running thence along the northwest side of an unnamed 50 foot street, S. 55-30 W. 60 feet to a stake, joint corner of Lots Nos. 23 and 24; thence along the joint line of said lots, N. 39-33 W. 175 feet to a stake in line of property of E. W. Carpenter; thence along the line of the said Carpenter property, N. 55-30 E. 60 feet to an iron pin on the west side of a 50 foot unnamed street; thence along the west side of said street, S. 39-33 E. 175 feet to the point of beginning.

The tract of land of which this lot constitutes a part was conveyed to Melville C. Westervelt, as Trustee, by deeds recorded in the R. M. C. Office for Greenville County, in Volume 89, page 199, and Volume 85, page 249. This deed is made pursuant to the power and authority conferred upon Melville 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) Property shall never be sold, rented or otherwise disposed of to negroes or persons having any percentage of negro blood.
- (4) No dwelling shall be erected on said lot costing less than Three Thousand (\$3,000.00) Dollars.