

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  
Three Hundred & no/100 (\$300.00) DOLLARS

to me in hand paid  
at and before the sealing of these presents by  
Mary Benson 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

Mary Benson Brown, 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 No. 27 and 10 feet off the eastern side of Lot No. 28 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, 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 north side of a 50 foot unnamed street; joint corner of Lots Nos. 26 and 27, and running thence along the joint line of said lots, N. 39-33 W. 175 feet to an iron pin, joint rear corner of Lots Nos. 26 and 27; thence S. 55-30 W. 70 feet to a point in rear line of Lot No. 28; thence S. 39-33 E. 175 feet to a point in the north side of an unnamed 50 foot street, which point is 10 feet west of the joint corner of Lots Nos. 27 and 28; thence along the north side of said unnamed street, N. 55-30 E. 70 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, at page 199, and Volume 85, at 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) The property shall never be sold, rented or otherwise disposed of to negroes or persons having any percentage of negro blood.

No dwelling shall be erected at a cost of less than \$3,000.00