

THE STATE OF SOUTH CAROLINA,

COUNTY OF GREENVILLE

KNOW ALL MEN BY THESE PRESENTS,

a corporation chartered under the laws of the State of... and having its principal place of business at... in the State of... for and in consideration of the sum of... DOLLARS, to it in hand duly paid at and before the sealing and delivery of these presents by the grantee...

State of South Carolina, County of Greenville.

Whereas, B.E. Geer, on the 1st, day of Jan. 1923, conveyed to American Bank & Trust Company of Greenville, S.C., certain lands in the County and State aforesaid, the deed to which is duly recorded in the R.M.C. Office for Greenville County, in Vol. 89, page 216, and, Whereas, the said deed, among other things provided, that the American Bank & Trust Company should sell and convey the said lands 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 the said lands have been 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 102, for the purpose of selling same-

Know all men by these presents That American Bank & Trust Company, a corporation chartered under the laws of the State of South Carolina and having its principal place of business at Greenville, in the State of South Carolina, pursuant to the authority contained in said deed and for and in consideration of the sum of Ten (\$10.00) Dollars and other valuable considerations to it in hand duly paid at and before the sealing and delivery of these presents by the grantee hereinafter named, (the receipt whereof is hereby acknowledged), has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto Knox L. Hayneworth, All that certain lot or parcel of land situate, lying and being in Greenville Township, Greenville County, South Carolina, near the Augusta Road School site, on Argonne Drive, and being known as Lot No. 27 of the C.B. Martin sub-division, as shown on a plat of record in Plat Book "F", page 102, and having according to said plat, the following notes and bounds, to-wit:

Beginning at an iron pin on the Southern side of Argonne Drive, which iron pin is 71 feet East of the southeast corner of Tomassese Avenue and Argonne Drive, and is the joint corner of lots Nos. 26 and 27; and running thence with said Drive S. 41-10 E. 71 feet to an iron pin, joint corner of lots Nos. 27 and 28; thence with the joint line of lots Nos. 27 and 28, S. 48-50 W. 130 feet to an iron pin, joint corners of lots 27, 28, 39 and 40; thence with the joint line of lots No. 27 and 40, N. 41-10 W. 71 feet to an iron pin the joint corner of lots 26, 27, 40 and 41; thence with the joint line of lots 26 and 27, N. 48-50 E. 130 feet to the point of beginning.

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 building 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) The property herein conveyed shall never be used for other than residential purposes and no residence costing less than \$4,000.00 shall ever be erected upon said premises.

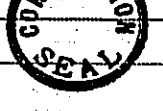
TOGETHER with, all and singular, the rights, members, hereditaments and appurtenances to the said premises belonging or in anywise incident or appertaining TO HAVE AND TO HOLD, all and singular, the premises before mentioned unto the grantee hereinabove named, and his heirs and assigns forever.

And the said granting corporation does hereby bind itself and its successors to warrant and forever defend all and singular the said premises unto the grantee hereinabove named, and his heirs and assigns, against itself and its successors, and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

In witness whereof the said granting corporation has caused its corporate seal to be hereunto affixed and these presents to be subscribed by its duly authorized officers

on this the 22nd, day of March in the year of our Lord one thousand nine hundred and twenty-three and in the one hundred and forty-seventh year of the Sovereignty and Independence of the United States of America.

Signed, Sealed and Delivered in the Presence of Madah McGee, C.B. Martin, American Bank and Trust Co. Chas. M. McGee, Vice-Prest. and Rudolf Anderson, Cashier, Trustee.



STATE OF SOUTH CAROLINA, County of Greenville

PERSONALLY appeared before me Madah McGee and made oath that he saw Chas. M. McGee as Vice-President and Rudolf Anderson as Cashier of American Bank & Trust Company, a corporation chartered under the laws of the State of South Carolina sign, seal with its corporate seal, and as the act and deed of said corporation deliver the within written deed, and that he with C.B. Martin witnessed the execution thereof.

SWORN to before me, this 22nd, day of March A. D. 1923 C.B. Martin (SEAL) Notary Public for South Carolina.

Recorded March 22nd, 1923.

END OF DOC.