

The State of South Carolina,  
County of Greenville.

Whereas, Fannie McD. Davenport, et al., did on the 15th, day of March 1920, convey to Melville C. Westervelt, as Trustee a tract of 32.5 acres of land in the County and State aforesaid, the deed to which is duly recorded in the R.M.C., Office for Greenville County in Deeds, Vol. 68, page 82, and; whereas said deed to Melville C. Westervelt, as Trustee, among other things provided that he should sell and convey the said tract 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 tract 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 23, 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 power vested in me by the said deed aforesaid for and in consideration of the sum of Ten (\$10.00) Dollars and other valuable consideration to me, as Trustee, in hand paid at and before the sealing of these presents by Everett Abernathy (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 Everett Abernathy, 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 part of lot No. 89 of the subdivision known as Augusta Circle as shown on a plat of record in the R.M.C. Office for Greenville County, South Carolina in the Plat Book "F", page 23, and having according to said plat, the following metes and bounds, to-wit:

Beginning at an iron pin on the southwest corner of Tomassee Avenue and West Augusta Drive, and running thence with West Augusta Drive N. 55.15 W. 74.5 feet to an iron pin corner of a twelve (12') foot strip of lot No. 89, which has been sold to Seignious; thence with line of said 12 foot strip S. 21.30 W. 151.1 feet to an iron pin in line of lot No. 88; thence with line of lot No. 88, S. 71.35 E. 72.35 feet to an iron pin on the west side of Tomassee Avenue; thence with the western side of the said Tomassee Avenue N. 21.35 E. 130 feet to an iron pipe on 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 Everett Abernathy, 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 buildings shall be erected nearer to the abutting sidewalk than twenty feet, ~~at least~~ ~~by~~ ~~the~~ ~~lot~~ ~~owner~~ ~~or~~ ~~his~~ ~~heirs~~ ~~or~~ ~~assigns~~
- (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.

And I do hereby bind myself, as Trustee, and my successors in office to warrant and forever -

(Over)