

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 and Sixty-five (\$365.00) DOLLARS

to me .....in hand paid  
at and before the sealing of these presents by  
Mildred Peden,

(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

Mildred Peden:-

All that certain piece, parcel or lot of land near the City of Greenville, in the County of Greenville, State of South Carolina, just West of the Augusta Road, being known and designated as Lot No. 56, as shown on a map 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 a stake on the South side of a 50 foot unnamed street, joint corner of Lots Nos. 56 and 57, and running thence along the joint line of said lots S. 39-24 E. 160.4 feet to a stake, joint rear corner of lots Nos. 56, 57, 69 and 70; thence along the rear line of lot No. 70 N. 51-20 E. 59.83 feet to a stake, joint rear corner of lots Nos. 53, 54, 56 and 70; thence along the rear line of lots Nos. 54 and 55, N. 39-26 W. 156 feet to a stake in the South side of said unnamed street; thence along the South side of said street S. 55-30 W. 60 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 conveyed upon Melville C. Westervelt, as Trustee in the deeds above referred to.

The property described above is conveyed subject to the following building restrictions:-

- (1) No dwelling shall be erected near 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 outbuildings shall be erected nearer to the abutting sidewalk than 40 feet.