

TITLE TO REAL ESTATE—G.T. 201

43306 PROBENCE—JANARD CO.—GREENVILLE

THE STATE OF SOUTH CAROLINA,
County of Greenville.

KNOW ALL MEN BY THESE PRESENTS, That I, M. C. Westervelt, Trustee

in the State aforesaid,
in consideration of the sum of
(\$225.00) Two Hundred and Twenty-Five and no/100 DOLLARS

to me in hand paid
at and before the sealing of these presents by
Robert B. Hallman

(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
Robert B. Hallman

All that certain piece, parcel or lot of land situate, known and designated as a portion of Lot #25 as shown by plat of the Augusta Court in Greenville Township, County and State aforesaid near the City of Greenville, said plat being recorded in the R. M. C. Office for Greenville County, South Carolina in Plat Book F, at page 124 and having the following metes and bounds to-wit:

Beginning at joint corner of Lots 24 and 25 on the Augusta Court and running N. 39-33 W. 145 feet to a point in joint line of Lots 24 and 25, thence S. 55-30 W. 60 feet to a point in joint line of Lots 25 and 26, thence with said line S. 39-33 E. 145 feet, to joint corner of Lots 25 and 26 on the Augusta Court, thence with said Augusta Court N. 55-30 E. 60 feet to the beginning point.

Nevertheless, upon the following conditions, however, which conditions are part of the consideration for this deed and are expressly for the benefit for the owners of lots as shown on said plat above referred to, to-wit:

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 herein conveyed shall never be sold, rented or otherwise disposed of to Negroes or persons having any percentage of Negro blood.
4. No out-building shall be erected nearer to the abutting side-walk than 40 feet.