

TITLE TO REAL ESTATE—G.S. 201

STATE OF SOUTH CAROLINA, }
Greenville County.

KNOW ALL MEN BY THESE PRESENTS, That L. Melville C. Westervelt, Trustee,

_____ in the State aforesaid,
_____ in consideration of the sum of
(\$10.00) Ten and no/100 Dollars
and other valuable consideration

to me in hand paid
at and before the sealing of these presents by
O. E. Hellams

(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

O. E. Hellams

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 Lot No. 16 of Block "E", of the subdivision known as Augusta Court, as shown on a plat of record in the R.M.C. Office for Greenville County, State of South Carolina, in the Plat Book "F", page 124, and having according to said plat the following metes and bounds, to-wit:

Beginning at an iron pin at Northeast intersection of a 30 ft. street and Augusta Court, and running thence with said 30 ft. Street N. 47-10 E. 152.5 feet to an iron pin, joint corner of Lots 16 and 21; thence with the joint line of said Lots N. 37-57 W. 61.1 feet to an iron pin, joint corner of Lots Nos. 15 and 16; thence with the joint line of said lots S. 52-03 W. 154.1 feet to Augusta Court; thence with Augusta Court, S. 39-33 E. 74 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 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 sidewalk than forty (40) feet.

It is also a specific consideration that the purchaser assumes the payment of all taxes due.