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. 14, and part of Lot No. 13 of the subdivision known as Augusta Circle, as shown on a plat of record in the K. M. C. Office for Greenville County, South Carolina, in 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 North side of West Augusta Drive, which iron pin is the joint corner of Lots Nos. 14, and 15, and running thence with the North side of West Augusta Drive, N. 55-15 W. 62-1/2 feet to an iron pin on said West Augusta Drive, which iron pin is 287½ feet from the Northeast corner of West Augusta Drive and Faris Road; thence N. 20-18 E. 160 feet to an iron pin on line of Lot No. 5, thence with the line of Lot No. 5, S. 55-15 E. 62½ feet to an iron pin, joint corner of Lots 14 and 15; thence with the joint line of said lots, S. 20-18 W. 160 feet to the point of beginning, being the same lot of land conveyed to the granter by feed of E. Imman, Master, dated December 3, 1929, and recorded in Vol. 183, at page 146.

Nevertheless upon the following conditions, nowever, 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 small be erected nearer to the abutting sidewalk than 20 feet, except on lots Nos. 23 to 39 inclusive.
- (2) man 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) whe property here in conveyed shall never be sold, rented or otherwise disposed of to negroes or persons having any percentage of negro blood.

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