

TITLE TO REAL ESTATE

The State of South Carolina,
COUNTY OF GREENVILLE.

Whereas, H. Schwiers and Moore Milling Company, did on the 24th day of February, 1923, convey to Melville C. Westervelt, as Trustee, certain lands in the County and State aforesaid, the deeds to which are duly recorded in the R. M. C. Office for Greenville County, in Deeds, Vol. 89, page 199, and Vol. 85, page 249 and; Whereas said deeds to Melville C. Westervelt, as Trustee, among other things provided that he should sell and convey the said tracts of land as a whole or in parcels, the purchaser or purchasers of said lands not to be bound to see the application of the purchase money or any part thereof and: Whereas Melville C. Westervelt, as Trustee, has had said lands subdivided into building lots as shown by a plat of record in the R. M. C. Office for Greenville County in Plat Book "F", Page 124, for the purpose of Selling same.

NOW, THEREFORE,

KNOW ALL MEN BY THESE PRESENTS, That M. C. WESTERVELT, TRUSTEE

in the State aforesaid.

in consideration of the sum of Three Hundred and no/100 (\$300.00)

DOLLARS

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

Aileen B. Brabham

in the State aforesaid, 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 Aileen B. Brabham

All that certain piece, parcel or lot of land lying and being in the State of South Carolina, County of Greenville, being known and designated as Lot #24 in Block B, of the Augusta Court as recorded in Plat Book "F" at page 124, in the R. M. C. Office for Greenville County and having the following metes and bounds to-wit:

Beginning at a point joint corner of Lots 23 and 24 in the Augusta Court and running thence N. 39-33 W. 175 ft. to the rear joint corner of Lots 23 and 24, thence S. 55-30 W. 60 ft. to corner of Lots 24 and 25, thence 175 ft. S. 39-33 E. to a point in Street of the Augusta Court, joint corner of Lots 24 and 25 and thence N. 55-30 E. to the beginning point.

Nevertheless, upon the following conditions, however, which conditions are part of the consideration for this deed 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 side-walk than forty (40) feet.