

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
(\$375.00) Three Hundred and Seventy-five and no/100 DOLLARS

to me in hand paid

at and before the sealing of these presents by

W. K. Foster

(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
W. K. Foster.

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 #38 in Block C of the subdivision known as the Augusta Court, as shown on a plat of record in the R. M. C. Office of Greenville County, S. C. in Plat Book F, page 124 and having according to said plat the following metes and bounds, to-wit:

Beginning at an iron pin in the south side of the Augusta Court joint corner of Lots 37 and 38 and running S. 45-57 W. 171.8 ft. thence S. 41-30 E. 95 ft. to joint corner in the rear of Lots 38 and 39, thence N. 34-56 E. 184.5 ft. to joint corner on the Augusta Court of Lots 38 and 39, thence N. 49-0 W. 60 ft. to the point of beginning.

Nevertheless, upon the following conditions, however, which consitions are part of the consideration for this deed and are expressly for the benefit of all owners of lots on said plat above referred to;

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.
 3. The property herein conveyed shall never be sold, rented or otherwise disposed of to negroes or persons having any percent of negro blood.
 4. No outbuilding shall be erected nearer the abutting sidewalk than 40 feet.
- Grantor to pay taxes for the year 1940.