

THE STATE OF SOUTH CAROLINA,
County of Greenville.

WHEREAS, Fannie McD. Davenport, et al, did on the 15th day of March 1920, convey to Melville C. Westervelt, as Trustee, a tract of 32.5 acres of land in the County and State aforesaid, the deed to which is duly recorded in the R. M. C. Office for Greenville County in deeds, Vol. 68, page 82, and; Whereas said deed to Melville C. Westervelt, as Trustee, among other things provided that he should sell and convey the said tract of land as a whole or in parcels, the purchaser or purchasers of said lands not to be bound to see to the application of the purchase money or any part thereof, and; Whereas, Melville C. Westervelt, as Trustee, has had said tract subdivided into building lots as is shown by a plat of record in the R. M. C. Office for Greenville County in Plat Book "F," page 23, for the purpose of selling same.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS, That I, Melville C. Westervelt, as Trustee, under and by virtue of the authority and powers vested in me by the said deed aforesaid for and in consideration of the sum of Three hundred and seventy-five Dollars Dollars, to me, as Trustee, in hand paid at and before the sealing of these presents by Thomas C. Perry Dollars, (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 Thomas C. Perry

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. 27, of the subdivision known as Augusta Circle as shown on a plat of record in the R. M. C. Office for Greenville County, South Carolina, in the 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 southwest corner of Wingate Street and Tomassess Avenue, running thence with the northern side of Wingate Street N. 71-35 W. 150 feet to an iron pin, the joint corner of lots Nos. 81 and 102 thence with the joint line of said lots S. 21-35 W. 50 feet to an iron pin; the joint corner of lots Nos. 71, 76, 102 and 103; thence with the joint line of lots Nos. 70 and 81 S. 71-35 E. 150 feet to an iron pin on the western side of Tomassess Ave.; thence with the eastern side of Tomassess Ave. N. 21-35 E. 50 feet to an iron pin, the point of beginning.

TOGETHER with all and singular the Rights, Members, Hereditaments and Appurtenances to the said Premises belonging, or in anywise incident or appertaining, TO HAVE AND TO HOLD all and singular the Premises before mentioned unto the said Thomas C. Perry and his

Heirs and Assigns forever.

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 buildings shall be erected nearer to the abutting sidewalk than twenty feet, except on lots Nos. 23 to 39, inclusive.
- (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.

And I do hereby bind myself as Trustee, and my successors in office to warrant and forever defend all and singular the said premises unto the said Thomas C. Perry and his Heirs and Assigns, against myself as Trustee and my successors in office and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

WITNESS my hand and seal, this fourteenth day of January in the year of our Lord one thousand, nine hundred and twenty-three in the one hundred and forty-seventh year of the Independence of the United States of America.

Signed, sealed and delivered in the presence of Knox D. Haynesworth } M. C. Westervelt (L. S.)
Augustus H. Bark }
As Trustee.

Stamps \$1.00

THE STATE OF SOUTH CAROLINA,
Greenville County.

PERSONALLY appeared before me Knox D. Haynesworth and made oath that he saw the within named Melville C. Westervelt, as Trustee.

sign, seal and as his act and deed deliver the within written deed, and that he with Augustus H. Bark witnessed the execution thereof.

SWORN TO before me this 14th day of January A. D. 1923,
Augustus H. Bark (L. S.)
Notary Public of South Carolina.

Recorded March 16th 1923

END OF Doc.

THE STATE OF SOUTH CAROLINA,
County of Greenville.

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Beginning at an iron pin on the eastern side of Tomassess Avenue, the joint corner of lots Nos. 81 and 82 and by said corner thence with the joint line of said lots S. 21-35 W. 150 feet to an iron pin on the western side of Tomassess Avenue, thence with the line of Tomassess Avenue N. 21-35 E. 150 feet to the joint corner of lots Nos. 81 and 82; thence with the joint line of lots Nos. 81 and 82 N. 71-35 W. 150 feet to an iron pin on the western side of Tomassess Avenue, thence with the eastern side of Tomassess Avenue N. 21-35 E. 50 feet to an iron pin, the point of beginning.

TOGETHER with all and singular the Rights, Members, Hereditaments and Appurtenances to the said Premises belonging, or in anywise incident or appertaining, TO HAVE AND TO HOLD all and singular the Premises before mentioned unto the said Thomas C. Perry and his

Heirs and Assigns forever.

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- (3) The property herein conveyed shall never be sold, rented or otherwise disposed of to negroes or persons having any percentage of negro blood.

And I do hereby bind myself as Trustee, and my successors in office to warrant and forever defend all and singular the said premises unto the said Thomas C. Perry and his Heirs and Assigns, against myself as Trustee and my successors in office and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

WITNESS my hand and seal, this fourteenth day of January in the year of our Lord one thousand, nine hundred and twenty-three in the one hundred and forty-seventh year of the Independence of the United States of America.

Signed, sealed and delivered in the presence of A. R. Dawkins } M. C. Westervelt (L. S.)
A. M. Richardson }
As Trustee.

Stamps \$1.00

THE STATE OF SOUTH CAROLINA,
Greenville County.

PERSONALLY appeared before me A. R. Dawkins and made oath that he saw the within named Melville C. Westervelt, as Trustee.

sign, seal and as his act and deed deliver the within written deed, and that he with A. M. Richardson witnessed the execution thereof.

SWORN TO before me this 14th day of January A. D. 1923,
A. M. Richardson (L. S.)
Notary Public of South Carolina.

Recorded March 24th 1923

END OF Doc.