

THE STATE OF SOUTH CAROLINA  
County of Greenville.

WHEREAS Fannie M. 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 Twenty Dollars and other valuable consideration Dollars, to me, as Trustee, in hand paid at and before the sealing of these presents by Percy Pressly

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 Percy Pressly 21 & 22 and a portion of Lot No. 1 of

the subdivision known as Augusta Circle situate, lying and being in Greenville Township, County and State aforesaid, near the City of Greenville, known and designated as lots Nos. 21, 22 and a portion of Lot No. 1 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 North side of East Augusta Drive, the joint corner of Lots Nos. 20 and 21, and running thence with the joint line of said lots and on, N. 21-35 E. 150 feet to an iron pin; thence S. 71-01 E. 99 feet to an iron pin in line of Davenport Property; thence with the line of said Davenport property S. 21-35 W. 150 feet to an iron pin on the North side of East Augusta Drive; thence with the northern side of said Drive N. 71-01 W. 90 feet to 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 Percy Pressly, her

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 Percy Pressly, her 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 twelfth day of June 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  
J. D. McCollough, M. C. Westervelt (L.S.)  
J. M. Perry, As Trustee.

U.S. Stamps \$1.00 -- S.C. Stamps \$1.00

THE STATE OF SOUTH CAROLINA  
Greenville County.

PERSONALLY appeared before me J. D. McCollough 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 J. M. Perry witnessed the execution thereof.

SWORN TO before me this 12th day of June, A. D. 1923.

J. M. Perry (L.S.)  
Notary Public of South Carolina.

Recorded July 1st, 1923.

THE STATE OF SOUTH CAROLINA  
County of Greenville.

WHEREAS Fannie M. 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 Twenty Dollars and other valuable consideration Dollars, to me, as Trustee, in hand paid at and before the sealing of these presents by Frank Ferguson

(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 Frank Ferguson

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. 53 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 South side of Lawrence Avenue, joint corner of lots 58 and 59, and running thence with the joint line of said lots S. 71-35 E. 166.36 feet to an iron pin, joint corner of lots Nos. 53, 55, 58 and 59, thence with the joint line of lots 55 and 58 N. 31-35 E. 50 feet to an iron pin, joint corner of lots 56 and 58, thence with the line common to lots Nos. 56, 57 and 58 N. 71-35 W. 166.36 feet to an iron pin on Lawrence Avenue, thence with the line of Lawrence Avenue S. 21-25 W. 50 feet to 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 Frank Ferguson, 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 Frank Ferguson, 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 29th day of March 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  
W. M. Manning M. C. Westervelt (L.S.)  
H. B. Spruige As Trustee.

THE STATE OF SOUTH CAROLINA  
Greenville County.

PERSONALLY appeared before me W. M. Manning 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 H. B. Spruige witnessed the execution thereof.

SWORN TO before me this 29th day of March, A. D. 1923.

H. B. Spruige (L.S.)  
Notary Public of South Carolina.

Recorded September 13th, 1923.

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