

Mt. View Land Co., DEED TO R.M. Ellison

STATE OF SOUTH CAROLINA,

COUNTY OF Greenville

KNOW ALL MEN BY THESE PRESENTS, That

Mountain View Land Company, a corporation

in the State aforesaid in consideration of the sum of Thirty-nine hundred ninety and 00/100 DOLLARS, to it in hand paid at and before the sealing of these presents by R.M. Ellison

(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

R.M. Ellison, all those pieces, parcels and lots of land situate in the County and State aforesaid being a subdivison of the property of the Mountain View Land Company, as per plat made by W.A. Adams February 1910, which plat is recorded in R.M.C. office for said County and State, being lots Nos. 3, 4 and 5 of the said subdivison with 188.5 feet front on the Buncombe Road, extending back 189 feet to an alley; thence 163.5 feet upon said alley; and thence 196 feet to the beginning corner on the said Buncombe Road.

This deed is subject to the following conditions and restrictions, which are hereby declared to be conditions subsequent with the right to the grantor to re-enter upon either or any of the said conditions being violated.

First: That the property is not to be sold, rented or otherwise disposed of to persons of African descent.

Second: That no liquor or ardent spirits are to be sold on the property.

Third: That no house shall be built on the lots herein described to cost less than one thousand dollars, but any person may use two or more lots, placing one residence thereon.

Fourth: That no building shall be erected nearer the Street than the building line shown on said plat which is ten feet from the Street.

Fifth: That no use shall be made of the lots sold, or any part thereof, which would constitute a nuisance or injure the value of any of the neighboring lots.

Sixth: That the layout of the lots as shown on said plat shall be adhered to; and no scheme for facing lots in any other direction than that shown on said plat shall be permitted.

Seventh: That the Company reserves the right to lay or place or authorize the laying and placing of electric or other street car tracks, sewer, gas, and water pipe, electric conduits or pipes, telephone or electric light poles, or any other work or instruments of public utility; on or in any of the streets of said Mountain View Land Company without any compensation to any lot owner.

In the event of the violation by a purchaser or the owner of said lot of the first provision above, the title of the lot shall revert to the grantor, except as against lien, creditors, and in the event of the violation of any of the other provisions above, the grantor shall have the right to enforce the same by proper proceedings.

South Carolina, Greenville County.

I, Annie L. Martin, by Jos. A. McCullough my attorney in fact, hereby release the within described lots from the lien of a mortgage given me by Mountain View Land Company on the day of 1911, and recorded in R.M.C. Office, Book , page ,

Witness my hand and seal this 4th, of October, 1911.

Annie L. Martin by Jos. A. McCullough (L.S.) Atty. in Fact.

Mattie Martin E.M. Blythe