

Mountain View Land Company DEED TO Anna P. Nichols

State of South Carolina,

COUNTY OF Greenville

KNOW ALL MEN BY THESE PRESENTS, That The Mountain View Land Company

a corporation chartered under the laws of the State of South Carolina and having its principal place of business at Greenville City in the State of South Carolina for and in consideration of the sum of Four hundred (\$400.00) DOLLARS,

to it in hand duly paid at and before the sealing and delivery of these presents by the grantee... hereinafter named, (the receipt whereof is hereby acknowledged) has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto Anna P. Nichols,

All that certain piece, parcel or lot of land situate in the County of Greenville and State of South Carolina, known as Lot No. 16, Block "A" as shown on the map of the Mountain View Land Company, as surveyed by W.A. Adams, February, 1910, and recorded in the office of R.M.C. for Greenville County, State of South Carolina, having the following metes and bounds, to wit:- BEGINNING at a pin on Buncomb Road at the joint corners of Lots No. 15 and No. 16, and running in a Southwesterly direction 165 feet to a ten foot alley and Gridley Street; thence with Gridley Street (in curved line) 195 feet to the corner of Buncombe Road and Gridley Street; thence with Buncombe Road S. 57-30 E. 88 feet to the beginning corner.

This deed contains the following restrictions which shall apply for a period of twenty one years from date:-

FIRST: The property is not to be sold, rented, or otherwise disposed of to persons of African descent.

SECOND: No liquor or ardent spirits are to be sold on the property.

THIRD: No house shall be built on the lot herein described to cost less than one thousand (\$1000.00) Dollars, but any person may use two or more lots placing one residence thereon.

FOURTH: No building shall be erected nearer the Street than the building line shown on said plat, which is fifteen (15) feet.

FIFTH: No use shall be made of the lots or any part thereof, which would constitute a nuisance, or injure the value of any of the neighboring lots.

SIXTH: The layout of the lots as shown on said plat shall be adhered to, and no scheme of facing lots in any other direction than that shown on said plat, shall be permitted.

SEVENTH: The company reserves the right to lay and place or authorize the laying and placing of Electric or other Street Car tracks, sewer, gas, or water pipes, 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 the said property, without compensation to any lot owner.

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

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 grantee...hereinabove named, and... her heirs and assigns forever.

And the said granting corporation does hereby bind itself and its successors to warrant and forever defend all and singular the said premises unto the grantee... hereinabove named, and her heirs and assigns, against itself and its successors, and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

In witness whereof the said granting corporation has caused its corporate seal to be hereunto affixed and these presents to be subscribed by its duly authorized officers, on this the 13th day of May, in the year of our Lord one thousand nine hundred and twelve, and in the one hundred and thirty-sixth year of the Sovereignty and Independence of the United States of America.

Signed, Sealed and Delivered in the Presence of J.P. Ballenger, J. Theo. Solomons, Jr.

Mt. View Land Co. By T.F. Hunt, Pres. & Treas. and

STATE OF SOUTH CAROLINA, COUNTY OF Greenville

Personally appeared before me J.P. Ballenger and made oath that he saw the within named Mountain View Land Company by its duly authorized officers, T.F. Hunt, Pres. & Treas sign, seal with its corporate seal, and as the act and deed of said corporation deliver the within written deed, and that he with J. Theo. Solomons, Jr. witnessed the execution thereof.



to before me, this 14th day of May, A. D. 1912. J. Theo. Solomons, Jr. (SEAL) Notary Public for South Carolina.

J.P. Ballenger

Recorded for May 21st, 1912.