

Mountain View Land Co. DEED TO A.H. Pyron

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 in the State of South Carolina for and in consideration of the sum of Three hundred fifty (\$350.00) DOLLARS, to it in hand duly paid at and before the sealing and delivery of these presents by the grantee...

A.H. Pyron All that certain piece, parcel or lot of land situate near the City of Greenville, County and State aforesaid, and being known as Lot No. 60 of Block "B" of Mountain View as shown on plat made by W.A. Adams Feb. 1910, and recorded in the office of R.M.C. for County and State aforesaid in Plat Book A, page 396-7 and having the following bounds, to wit:—BEGINNING at a stake on Bailey Street at the joint corners of lots Nos. 59 and 60, and running thence in an Easterly direction One hundred forty-five (145) feet to a pin on a 10-foot alley; thence along said alley in a Southerly direction fifty (50) feet to a pin at the joint corners of lots Nos. 60 and 61; thence in a Westerly direction along the line of said lots Nos. 60 and 61 One hundred forty five (145) feet to a pin on Bailey Street; thence along said Bailey Street in a Northerly direction fifty (50) feet to the beginning corner.

Subject, however, to 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 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 feet.
Fifth: No use shall be made of the lot 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 of facing in any other direction shall be permitted.
Seventh: The right is reserved 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 telegraph, or electric light poles, or any other work or instruments of public utility on or in any of the streets of said property without any 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.

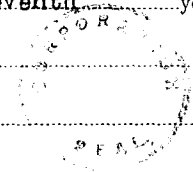
TO HAVE AND TO HOLD, all and singular, the premises before mentioned unto the grantee...hereinabove named, and... his heirs and assigns forever.

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... his 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, T.E. Hunt, President and Treasurer on this the 7th day of February, in the year of our Lord one thousand nine hundred and thirteen, and in the one hundred and thirty-seventh year of the Sovereignty and Independence of the United States of America.

Signed, Sealed and Delivered in the Presence of C.L. Gullick, J.P. Ballenger.

Mountain View Land Co. By T.E. Hunt and Pres. & Treas.



STATE OF SOUTH CAROLINA, COUNTY OF Greenville

Personally appeared before me C.L. Gullick and made oath that he saw the within named Mountain View Land Company by its duly authorized officers, T.E. Hunt, President and Treas. J.P. Ballenger, witnessed the execution thereof.

SWORN to before me, this 7th day of Feb., A. D. 1913. F.G. Spellmeyer (SEAL) Notary Public for South Carolina.

C.L. Gullick

Recorded for Feb. 12th, 1913.