

STATE OF SOUTH CAROLINA,

County of }  
Greenville

KNOW ALL MEN BY THESE PRESENTS, That, Mountain View Land Co. a corporation, incorporated under the laws of the State of South Carolina, with its principal office of business in Greenville County, State of South Carolina, for and in consideration of the sum of Three Hundred Fifty & 25/100 DOLLARS, to it in hand duly paid at or before the sealing and delivery of these presents by A. S. Moultrie hereinafter referred to as the Grantor (the receipt whereof is hereby acknowledged), has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the said Grantee that certain lot or parcel of land situate in the State of South Carolina Greenville County.

In section about 2 miles north of the City of Greenville known as Mountain View Land Co. and being designated as Lot No. 58 Block "B" according to a plat thereof now recorded in the office of R. M. C. of Greenville County in plat book "B" pages 396 and 397 and having the following meter and bounds to wit: Beginning at a pin on the East side of Bailey St. 150 feet from the corner of Green St. and running thence S. 89 1/2 E. 145 feet to a pin on a ten foot alley, thence with said alley, S. 11 1/2 E. 50 feet to a pin joint corner with Lot No. 59, thence with line of said lot no. 59, N. 89 1/2 W. 145 feet to pin on Bailey St. thence with said Bailey St. N. 11 1/2 W. 50 feet to the beginning point.

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 forever, against itself and its successors, and against every person whatsoever lawfully claiming or to claim the same or any part thereof.

This deed is subject to the following restrictions, which shall apply for a period of twenty-five years from date thereof:

First: The property herein conveyed or any part thereof 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 dwelling house shall be built thereon 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 the said plat, which is fifteen feet from the street.

Fifth: No use shall be made of the lots sold, or any part thereof, which would constitute a nuisance or injury to the value of any of the neighboring lots.

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

Seventh: The Company reserves the right to lay or place or authorize the laying or placing of electric or other street car tracks, sewer, gas and water pipes, telephone or electric light poles, or any other work or instruments of public utility, on or in any of the streets as shown on the plat of this property without compensation to any lot owner.

In event of a violation by the purchaser of the first restriction above, the title of this tract shall revert to Grantor, except as against lien creditors; and in event of a violation of any of the other above provisions, the Grantor shall have the right to enforce the same by proper procedures.

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:

J. F. Hunt, President & Treasurer  
J. Theo. Solomon, Jr., Secretary

on this the 5th day of August in the year of our Lord one thousand, nine hundred and fifteen and in the one hundred and fortieth year of the sovereignty and independence of the United States of America.

Signed, sealed and delivered in the presence of:  
J. P. Todd  
J. E. Traylor  
By J. F. Hunt Pres. Treas.  
And J. Theo. Solomon, Jr. Secy.

STATE OF SOUTH CAROLINA,  
County of Greenville }

Personally appeared before me J. E. Traylor and made oath that he saw J. F. Hunt as President and J. Theo. Solomon, Jr. as Secretary of Mountain View Land Co. a corporation chartered under the laws of the State of South Carolina, sign, seal with its corporate seal and as the act and deed of said corporation deliver the within written deed, and that he with A. S. Todd witnessed the execution thereof.

Sworn to before me this 5th day of August A. D. 1915.  
W. S. Bradley (L. S.)  
Notary Public for S. C.  
J. E. Traylor

Recorded for August 9th 1915

STATE OF SOUTH CAROLINA,

County of }  
Greenville

KNOW ALL MEN BY THESE PRESENTS, That, Mountain View Land Co. a corporation, incorporated under the laws of the State of South Carolina, with its principal office of business in Greenville County, State of South Carolina, for and in consideration of the sum of Three Hundred Fifty DOLLARS, to it in hand duly paid at or before the sealing and delivery of these presents by R. M. C. Mitchell hereinafter referred to as the Grantor (the receipt whereof is hereby acknowledged), has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the said Grantee that certain lot or parcel of land situate in the State of South Carolina Greenville County.

About two and one half miles north of the City of Greenville in vicinity known as Mountain View and being designated as Lot No. 79 of Block "C" according to a plat thereof now recorded in the office of R. M. C. for Greenville County, in plat book "C" pages 396 and 397 and having the following meter and bounds to wit: Beginning at a pin on the West side of Bailey St. joint corner with Lot No. 80 and running thence N. 8 1/2 W. 148 feet to a pin on a ten foot alley, thence with said alley, S. 11 1/2 E. 50 feet to a pin; thence S. 89 1/2 E. 148 feet to a pin on Bailey St. thence with said Bailey St. N. 11 1/2 W. 50 feet to the beginning point.

Stamp cancelled 50¢

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 forever, against itself and its successors, and against every person whatsoever lawfully claiming or to claim the same or any part thereof.

This deed is subject to the following restrictions, which shall apply for a period of twenty-five years from date thereof:

First: The property herein conveyed or any part thereof 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 dwelling house shall be built thereon 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 the said plat, which is fifteen feet from the street.

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

Seventh: The Company reserves the right to lay or place or authorize the laying or placing of electric or other street car tracks, sewer, gas and water pipes, telephone or electric light poles, or any other work or instruments of public utility, on or in any of the streets as shown on the plat of this property without compensation to any lot owner.

In event of a violation by the purchaser of the first restriction above, the title of this tract shall revert to Grantor, except as against lien creditors; and in event of a violation of any of the other above provisions, the Grantor shall have the right to enforce the same by proper procedures.

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:

J. F. Hunt, President & Treasurer and  
J. Theo. Solomon, Jr., Secretary

on this the 15th day of October in the year of our Lord one thousand, nine hundred and fifteen and in the one hundred and fortieth year of the sovereignty and independence of the United States of America.

Signed, sealed and delivered in the presence of:  
J. T. Mitchell  
W. C. Willis  
By J. F. Hunt Pres. & Treas.  
And J. Theo. Solomon, Jr., Secretary

STATE OF SOUTH CAROLINA,  
County of Greenville }

Personally appeared before me J. T. Mitchell and made oath that he saw J. F. Hunt as President & Treasurer and J. Theo. Solomon, Jr. as Secretary of Mountain View Land Co. a corporation chartered under the laws of the State of South Carolina, sign, seal with its corporate seal and as the act and deed of said corporation deliver the within written deed, and that he with W. C. Willis witnessed the execution thereof.

Sworn to before me this 15th day of October A. D. 1915.  
W. C. Willis (L. S.)  
Notary Public for S. C.  
J. T. Mitchell

Recorded for November 2nd 1915 1915