

STATE OF SOUTH CAROLINA,

County of Greenville.

KNOW ALL MEN BY THESE PRESENTS, That CAROLINA MOUNTAINS, INC., a corporation organized and doing business under the laws of the State of South Carolina, in consideration of the sum of \$100,000.00, Dollars, to it in hand paid at and before the sealing of these presents by Marian A. M. Adair (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 Marian A. M. Adair (subject to the restrictions hereinafter named),

lot or parcel of land situate, lying and being in Glassy Mountain Township, Greenville County, State of South Carolina, known and designated as Lot No. 12 in Block 12

Section on map of the property of CAROLINA MOUNTAINS, INC., known as "BLUE RIDGE FOREST," prepared by E. S. Draper, Engineer, April, 1926, and recorded in the Office of the Register of Mesne Conveyances of Greenville County, South Carolina, in Plat Book 12 Page 12

As will more fully appear by reference to plat by E. S. Draper hereto attached and made a part of this description, Beginning at an iron pin on the south easterly edge of Piedmont Drive, said Drive being forty feet wide, and the North-West corner of lot # 13, Section 7, thence in a north-easterly direction with the lower easterly edge of said Piedmont Drive, thirty feet (30.0) to an iron pin, said pin being the South-West corner of lot # 11, Section 7, thence in a South easterly direction with said lot # 11, Section 7, South Sixty-three degrees and two minutes East two hundred and sixty-two feet and three tenths (262.3) feet to an iron pin, said pin being the Southeast corner of lot # 11, Section 7, thence in a North-westerly direction South twenty-six degrees and twenty-one minutes West one hundred and fifty feet (150.0) to an iron pin, said pin being the North-East corner of lot # 13, Section 7, thence in a North-westerly direction with said lot # 13, Section 7, North Sixty-three degrees and twenty-one minutes West two hundred and sixty-two feet and three tenths (262.3) to an iron pin at the 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 Marian A. M. Adair Heirs and Assigns, forever. And the said CAROLINA MOUNTAINS, INC. does hereby bind itself and its successors to warrant and forever defend, all and singular, the said Premises, unto the said Marian A. M. Adair Heirs and Assigns, against itself and its successors and all other persons lawfully claiming or to claim the same or any part thereof.

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This conveyance is made subject to the following conditions and restrictions, for a violation of the first of which the title shall immediately revert to the grantor or its successors, except as against lien creditors, and for a violation of the other conditions and restrictions the grantor shall have the right of re-entry, abatement suits and injunctions, without liability for damages, to be erected thereon, or any building used therefor, except on special purposes, or as marked "Reserved."

FIRST-That the property conveyed herein shall not be sold, rented, leased or occupied by persons of negro blood, or to any corporation owned or controlled by persons of negro blood.

SECOND-That no use shall be made of any lot which will constitute a nuisance, or injure the value of neighboring property.

THIRD-That the property hereby conveyed shall be improved for residential purposes only, and each lot shown on the plat referred to shall be used for one residence only, and no flat, apartment house, hotel, duplex house or business house shall be erected thereon, or any building used therefor, except on special purposes, or as marked "Reserved."

FOURTH-That no residence shall be erected on Lot 12 in Block 12 costing less than \$1000.00 Dollars, nor shall any residence or other buildings be erected or lot laid out until and after the plans for the buildings and arrangements of grounds shall have been approved by the company.

FIFTH-That no house or other structure shall be built on said lot nearer the front property line or street upon which it will face than the building line shown on said plat, nor nearer the side line of said lot than ten feet, nor nearer the rear line than five feet, except where rear building line is shown on said plat, but shall apply to service premises, and by service premises is meant any area used for wood yard, laundry yard or kitchen garden, and any area enclosed for the keeping of poultry or stock.

SIXTH-That no re-subdivision of any part of the above described property, by sale or otherwise, shall be made to reduce more than ten (10%) per cent, in distance or area, from the lot as originally subdivided.

SEVENTH-That no signs, bill boards, or advertising boards or structures shall be placed on the lands included in the above described lot, except upon written permission of the Grantor, its successors and assigns.

EIGHTH-That the Grantor herein reserves the right to locate, construct, erect and maintain in the areas indicated on the plat as "easements," sewer and water pipe lines, conduits, poles and wires for public utilities, and in the absence of stated "easements" on the plat, shall have and is hereby given a right of way service, and also reserves the right of access at all times to such sewer and water pipe lines, conduits, poles and wires for the purpose of repairs and maintenance.

NINTH-That no surface closet or other unsanitary device for the purpose of disposal of sewage shall be installed or maintained on the property hereby conveyed, it will install on the property hereby conveyed, or on convenient adjacent property, a septic tank or other sanitary device for the disposal of the sewage, and said owner shall have the right to connect to and use the same; provided, however, in such event, the Grantor is to have the right, without reimbursement, according to the capacity of said septic tank or other sanitary device, one or more owners of other lots, or grant them the right to so connect.

TENTH-That the Grantor, its successors or assigns, shall have the right to change, alter or close up any street, avenue, road, drive or trail shown upon said map not adjacent to the lot described above, and not necessary to the full enjoyment by Grantee of the above described property, and shall retain the right and control of all streets, avenues, roads, drives or trails, subject only to the right of Grantee for the purpose of ingress and egress necessary to the full enjoyment of the above described property.

ELEVENTH-All of the building restrictions as above set forth shall be binding upon the owners of any part of this land and their respective heirs, successors and assigns, for a period of twenty-five (25) years from May 1st, 1926, and shall be continued automatically thereafter for periods of twenty (20) years, unless prior to the expiration of the first twenty-five (25) years, the owners of a majority of the net acreage of all of the above restrictions as to all of the land hereby restricted, shall execute and acknowledge an agreement or agreements in writing, releasing the land from any or County, South Carolina.

IN WITNESS WHEREOF, the said CAROLINA MOUNTAINS, INC., has caused these presents to be signed by its President and by its Secretary, and its corporate seal to be hereto affixed, this twelfth day of July, 1926, in the year of our Lord one thousand, nine hundred and twenty six, and in the one hundred and forty sixth year of the Independence of the United States of America.

Signed, Sealed and Delivered in the Presence of Bernard Sharp } CAROLINA MOUNTAINS, INC., (SEAL) President Gertrude Hoff } By C. M. Law Secretary (SEAL)

STATE OF SOUTH CAROLINA, County of Greenville. PERSONALLY appeared before me Bernard Sharp and made oath that he saw the within named CAROLINA MOUNTAINS, INC., by Bernard Sharp and Gertrude Hoff, President and Secretary, sign, seal, and as its act and deed deliver the within deed, and that Gertrude Hoff he, with Gertrude Hoff in the presence of each other, witnessed the execution thereof.

SWORN to before me, this twelfth day of July, A. D. 1926. Bernard Sharp (Seal) Notary Public for S. C. S. C. Stamps Cancelled \$ 4 and 00 Cts.

STATE OF SOUTH CAROLINA, County of Greenville. FOR VALUE RECEIVED, the within described property, conveyed to Marian A. M. Adair is hereby released from the lien of the Deed of Trust or Mortgage executed by the CAROLINA MOUNTAINS, INC., to THE CENTRAL NATIONAL BANK, of Spartanburg, as Trustee, dated April 1st, 1926, and recorded in the Office of the Register of Mesne Conveyances for Greenville County, in Mortgage Book 1327 Page 1327 WITNESS the seal of THE CENTRAL NATIONAL BANK, of Spartanburg, and the signature of its Trust Officer, this the 13th day of July, A. D. 1926.

Signed, Sealed and Delivered in the Presence of Henry J. Blackford } THE CENTRAL NATIONAL BANK of Spartanburg, As Trustee D. Edelle Howell } By J. S. Perrin Trust Officer. (CORPORATE SEAL)

STATE OF SOUTH CAROLINA, County of Spartanburg. PERSONALLY appeared before me Henry J. Blackford, who being duly sworn, says that D. Edelle Howell was present and saw THE CENTRAL NATIONAL BANK, of Spartanburg, Trust Officer, sign, seal, and as its act and deed, deliver the above written Release, and that D. Edelle Howell he, with D. Edelle Howell witnessed the execution thereof.

SWORN to before me, this 13th day of July, A. D. 1926. Henry J. Blackford (Seal) Notary Public for S. C. Recorded Sept 6th 1926 at 8:45 o'clock P. M.

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