

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 Twenty Dollars and Other Valuable Consideration to it in hand paid at and before the sealing of these presents by Julian B. Hester and Guaid F. Stone (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 Julian B. Hester and Guaid F. Stone (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. _____ in _____ "A" _____
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 _____ at Page _____

beginning at a corner pin at the northeast edge of Saluda Drive, said drive being forty (40) feet wide, and the southeasterly corner of Lot No. 5, Section A, thence with the northeast edge of Saluda Drive in a westerly direction back eighty five degrees and fifty five minutes West fifty seven (57) feet to a corner pin, thence with the northeast edge of Saluda Drive, in a westerly direction back eighty eight degrees twenty minutes West forty three (43) feet to an iron pin, thence in a southeasterly direction, North seventeen degrees twenty seven minutes West one hundred twenty eight (128) feet to an iron pin in the southeast corner of Lot No. 5, Section A, thence with the northeast edge of Saluda Drive in a northeasterly direction, North seventy one degrees and fifty three minutes East ninety two (92) feet to an iron pin, the northeasterly direction back seventeen degrees nineteen minutes East one hundred sixty one (161) feet to an iron pin at the beginning.
as fully more fully appear by a plat of said property prepared by A. W. Merritt, Engineer, attached hereto and hereby made a part of this description.

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 Julian B. Hester and Guaid F. Stone 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 Julian B. Hester and Guaid F. Stone

Heirs and Assigns, against itself and its successors and all other persons lawfully claiming or to claim the same or any part thereof.

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 and injunction, without liability for damages, to-wit:

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 and used for residential purposes only, and each lot shown on the plat referred to shall be used for one residence only, and no flat, duplex house or business house shall be erected thereon, or any building used therefor, except on Lots Numbers One to Nine, in Block "A", as shown on the plat of the Hogback Mountain Section, recorded in the office of the Register of Mesne Conveyances for Greenville County, where apartment houses, duplex houses and family hotels may be built, and except in sections specifically shown on said plat as set apart for special purposes, or as marked "Reserved."

FOURTH—That no residence shall be erected on Lot Four in Block B, costing less than _____ 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 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.
SIXTH—That the Grantor 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 through the property hereby conveyed for sewer and water pipe lines, pole lines and conduits in connection with supplying utilities, light, power and telephone 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.
SEVENTH—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, the Grantor herein agreeing that, upon the written request of the owner of the said property, made at any time within ten years after the date of the execution of deed, 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.
EIGHTH—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 title to, 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.

NINTH—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) year period or any subsequent twenty (20) year period, the owners of a majority of the net acreage of the land hereby restricted, exclusive of the streets and parks, shall execute and acknowledge an agreement or agreements in writing, releasing the land from any or all of the above restrictions as to all of the land hereby restricted, and file the same for record in the office of the Register of Mesne Conveyances for Greenville 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 _____ day of _____, 1926, in the year of our Lord one thousand, nine hundred and _____, and in the one hundred and _____ year of the Independence of the United States of America.

Signed, Sealed and Delivered in the Presence of
W. H. Conrad, Jr., N. C.
J. B. Hester, Jr.
CAROLINA MOUNTAINS, INC., (SEAL)
W. L. Schmitt President
W. L. Schmitt Secretary

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

SWORN to before me, this _____ day of _____, A. D. 1926.
J. B. Hester, Jr. (Seal)
Notary Public for S. C.
my comm. expires _____ C. Stamps Cancelled _____ and _____ Cts.

STATE OF SOUTH CAROLINA,
County of _____
PERSONALLY appeared before me _____ and made oath that he saw the within named CAROLINA MOUNTAINS, INC., by _____, its _____, sign, seal, and as its act and deed deliver the within deed and that _____, he, with _____, witnessed the execution thereof.

SWORN to before me, this _____ day of _____, A. D. 1926.
Notary Public for S. C.

STATE OF SOUTH CAROLINA,
County of Greenville.
FOR VALUE RECEIVED, the within described property, conveyed to Julian B. Hester and Guaid F. Stone, 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 _____ Page _____

WITNESS the seal of THE CENTRAL NATIONAL BANK, of Spartanburg, and the signature of its Trust Officer, this the _____ day of _____, A. D. 1926.
Signed, Sealed and Delivered in the Presence of
Alfred C. Morgan
J. Boyd L. Cobb
THE CENTRAL NATIONAL BANK of Spartanburg,
As Trustee
By J. S. Perrin (Seal)
Trust Officer.

STATE OF SOUTH CAROLINA,
County of Spartanburg.
PERSONALLY appeared before me Alfred C. Morgan, who being duly sworn, says that he was present and saw THE CENTRAL NATIONAL BANK, of Spartanburg, as Trustee, by J. S. Perrin, Trust Officer, sign, seal, and as its act and deed, deliver the above written Release, and that _____, he, with _____, witnessed the execution thereof.

SWORN to before me, this _____ day of _____, A. D. 1926.
Alfred C. Morgan (Seal)
Notary Public for S. C.

Recorded Sept. 28, 1926, at _____ o'clock _____ A. M.

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