

STATE OF SOUTH CAROLINA,
 COUNTY OF GREENVILLE.

TITLE TO REAL ESTATE

WHEREAS the Tryon Development Company has subdivided a certain tract of land in the state and county aforesaid into parcels or lots, surrounding a projected lake to be known as Lake Lanier; and

WHEREAS the parties desire for the benefit of their own property, and for the benefit of future purchasers and owners of the land shown within the lines of the plat hereinafter referred to, that the same shall be developed, and for a time hereafter, used exclusively for residential purposes with certain exceptions and subject to certain reservations, conditions and restrictions hereinafter set out;

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS, that the Tryon Development Company, a corporation, duly organized and chartered under and by virtue of the laws of the State of South Carolina, in consideration of the above recitals and of the covenants herein and of the sum of

..... - Ten Dollars and other considerations - Dollars to it in hand paid by Charles M. Kelley has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release, (subject, nevertheless, to the exceptions, reservations, conditions and restrictions hereinafter set out), unto the said.....

Charles M. Kelley

All that lot, piece or parcel of land in the County of Greenville, State of South Carolina, known and designated as Lot Number ^{1495, 1496, 1470, 1471, 1472} of Plat Number .. 10 of the property of the Tryon Development Company, known as LAKE LANIER, made by George Kershaw, C. E., and duly recorded in the office of the Register of Mesne Conveyance for Greenville County in Plat Book Number G....., Page.....,

described as follows:

LOT NUMBER	FRONTAGE	REAR	DEPTH	DEPTH
1495	58.8	31.5	145	91.5/52
1496	38	72.6	137.2	149.7
1470	50	53.3	175	193
1471	61.4	53.5	231	193
1472	45	50	231	221.8

The seller guarantees that the road in front of the above described lots will be paved with a type of water-bound macadam road, and that water, lights and a form of sewerage will be made available.

TOGETHER with the right of enjoyment of privileges and facilities afforded by Lake Lanier, an artificial water, as projected on said plat, for lawful aquatic sports, boating, bathing, swimming and fishing; and together with the further right to erect for the use of the owner of the above described lot a boat house and wharf or landing at some appropriate location on the margin of said Lake, the said location and the size, plans and specifications of said boat house and wharf or landing to be subject to approval of grantor; but nothing herein contained shall privilege a nuisance or license the pollution of the said Lake. its inlets, outlets, or beaches, nor authorize any unlawful, offensive or boisterous conduct, or the use of the said Lake by any person inexperienced in swimming; it being expressly stipulated that the grantor herein, its shareholders or successors, shall not be liable to any lot owner or any other person for any damage or injury sustained in the exercise of the said privileges and facilities, or by reason hereof .

TOGETHER with all and singular the rights, members, hereditaments and appurtenances to the said premises belonging or in anywise incident or appertaining.