

Mountain View Land Co., DEED TO Elsie F. Pierce

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 Eight Hundred Dollars (\$800.00) DOLLARS,

to it in hand duly paid at and before the sealing and delivery of these presents by the grantee... hereinafter named, (the receipt whereof is hereby

acknowledged) has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto Elsie F. Pierce, pieces, or parcels of land, being situate in the County of Greenville, State of South Carolina, about two miles North of Court House, being known as lots # 36 and 46, Block "B" as shown on map of Mountain View Land Company, surveyed by W.A. Adams, Feby., 1910, and recorded in R.M.C., office Greenville County, being more fully described as follows: Beginning at an iron pin, on the corner of Gridley Street, being known as joint corners lots # 36 and 37, running thence in a Northwesterly direction 151 1/2 feet to a pin on a ten foot alley, being the joint corner on said alley of Lots # 36 and 37; thence in a southerly direction 50 feet along said alley to a pin, being joint corners on lots # 36 and 36; thence in an easterly direction 153 ft. to a pin on Gridley Street, being the joint corners of lots Nos. 35 and 36 on said Street; thence north 13 minutes minus West, 50 feet to beginning corner. This lot being known as No. 36, Block "B", property of Mountain View Land Company; also lot being known as # 46 Block "B" of Mountain View Land Company, beginning at an iron pin on Gridley St., being known as joint corners of Lots # 46 and 47; thence running in an Northwesterly direction 148 1/2 feet to a pin on a 10 foot alley, being the joint corners of lots # 46 and 47, on said alley; thence southerly 50 feet along said alley to an iron pin, known as joint corners of lots # 45 and 46; thence easterly 145 feet to a pin on Gridley Street, being the joint corners of lots # 45 and 46; thence North 13 degrees W. to beginning corner. This deed contains the following restrictions, which shall apply for a period of Twenty-one years from date. First: That the property is not to be sold, rented or otherwise disposed of to persons of African descent. Second: That no liquor or ardent spirits are to be sold on the property. Third: That no house shall be built on the lots herein described to cost less than One Thousand Dollars (\$1,000.00); but any person may use two or more lots, placing one residence thereon. Fourth: That no building shall be erected nearer the Street than the building line shown on said plat, which is fifteen feet. Fifth: That 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: That the layout of the lots as shown on said plat shall be adhered to and no scheme of facing the lots in any other direction than that shown on the said plat shall be permitted. Seventh: That the Company reserves the right 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 electric light poles or any other work or instruments of public utility on or in any of the Streets of said property without compensation to any lot owner. This deed provides that in 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 or creditors, and that in 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... hereinafter named, and her 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... hereinafter named, and her 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. F. Hunt, Pres & Treas. on this the 16th. day of September, in the year of our Lord one thousand nine hundred and eleven, and in the one hundred and thirty-sixth year of the Sovereignty and Independence of the United States of America.

Signed, Sealed and Delivered in the Presence of F. G. Spellmeyer and J. Theo. Solomons, Jr.,

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



STATE OF SOUTH CAROLINA,

COUNTY OF Greenville

Personally appeared before me F. G. Spellmeyer and made oath that he saw the

within named Mountain View Land Company

by its duly authorized officers, T. F. Hunt, Pres. & Treas.,

sign, seal with its corporate seal, and as the act and deed of said corporation deliver the within written deed, and that he with J. Theo. Solomons, Jr., witnessed the execution thereof.

SWORN to before me, this 16th.

day of September, A. D. 1911.

J. Theo. Solomons, Jr., (SEAL) Notary Public for South Carolina.

F. G. Spellmeyer

Recorded for Oct., 25th, 1911.