

State of South Carolina,  
Greenville County.

September 26th, 1913.

This agreement between J.T. Garrett and R.L.E. Brown, Witnesseth, that R.L.E. Brown is to have fifty acres of land run off of the east side of the land, known as the Martha Garrett tract, adjoining lands of G.T.L. Hughes, and J.T. Jones and others, in cutting this land the line is to be run so as to give J.T. Garrett two houses and Barn and a pasture and R.L.E. Brown is to get two houses, and J.T. Garrett agrees to sign a deed to R.L.E. Brown to have undisputed right and management of this land during her lifetime and R.L.E. Brown agrees to make a mortuary deed to the above named land to J.T. Garretts Children to take effect at her death, said deed to be executed and recorded at the same time J.T. Garrett executes a deed to R.L.E. Brown, and each of us agrees to have the location of the land line to F.G. McKnight and J.F. Sloan.

Witness.  
J. F. Sloan,  
F.G. McKnight,  
State of South Carolina,  
Greenville County.

J.T. Garrett, (L.S.)  
R.L.E. X Brown, (L.S.)

Personally appeared before me J.F. Sloan and made oath that he saw J.T. Garrett and R.L.E. Brown sign, seal and as their act and deed deliver the within written contract and that he with F.G. McKnight, witnessed the execution thereof.

Sworn to before me this first  
day of October 1913.

J. F. Sloan

W.A. Adams,  
Notary Public for S.C.

Recorded for October 2nd, 1913.

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 Five dollars and other good and valuable considerations Dollars to it in hand paid at or before the sealing and delivery of these presents by J.L. Redden hereinafter referred to as the Grantee ( 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. on the Buncombe Road in section known as Mountain View and having the following metes and bounds, to wit: Commencing at an iron pin on the Buncombe Road, joint corners of lots Nos. 2 and 3 and running thence in a southwesterly direction one hundred ninety six feet to an iron pin on a ten foot alley; thence with said ten foot alley, in a Northwesterly direction One hundred thirteen feet 6 inches to an iron pin, joint corners of lots Nos. 4 and 5, thence in a Northeasterly direction, one hundred ninety feet to an iron pin on the Buncombe Road, thence with said Buncombe Road S. 22-0 E. one hundred thirty eight feet, 6 inches to an iron pin at the beginning corner, same being known as lots Nos. 3 and 4 of Block "A", according to a plat made by W.A. Adams, Feby. 1910 and recorded in office of R.M.C. for Greenville County in Plat Book "A", at pages 396 and 397.

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 whomsoever 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 persons 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 and placing of

(Over)