

STATE OF SOUTH CAROLINA, }
County of Greenville }

KNOW ALL MEN BY THESE PRESENTS, That, Mountain View Land Company 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 six hundred DOLLARS, to it in hand duly paid at or before the sealing and delivery of these presents by C.D. Ballenger 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,

about 2-1/2 miles North of the City of Greenville, in Section known as San Souci, lying on the West side of Bailey Street, and being known and designated as Lots Nos. 74 and 76 of Block "B", according to a plat of Mountain View made by W.A. Adams, February 1910, Recorded R.M.C. Office Greenville County, Plat Book A, pages 396 and 397 and having the following metes and bounds, to-wit:

Lot No. 74: Beginning At a stake on the West side of Bailey Street at the corner of Martin Street and running thence with Martin Street N. 89-1/2 W. 148 feet to a stake on a ten foot alley; thence with said alley N. 11-1/2 W. 50 feet to a stake, joint corners with lot No. 75; thence along joint lines of lot No. 75, S. 89-1/2 E. 148 feet to a stake on Bailey Street; thence with said Bailey Street S. 11-1/2 E. 50 feet to the beginning.

Lot No. 76: Beginning at a stake on the west side of Bailey Street 100 feet from the corner of Martin Street and running thence N. 89-1/2 W. 148 feet to a stake on a ten foot alley; thence with said alley N. 11-1/2 W. 50 feet to a stake, joint corners with lot No. 77; thence with line of Lot No. 77, S. 89-1/2 E. 148 feet to a stake on Bailey Street; thence with said Bailey Street S. 11-1/2 E. 50 feet to 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 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 whosever 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 person 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 or placing of electric or other street car tracks, sewer, gas and water pipes, telephone or electric light poles, or any other work or instruments of public utility, on or in any of the streets as shown on the plat of this property without compensation to any lot owner.

In event of a violation by the purchaser of the first restriction above, the title of this tract shall revert to Grantor, except as against lien creditors; and in event of a violation of any of the other above provisions, the Grantor shall have the right to enforce the same by proper procedures.

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. and J.Theo.Solomons, Jr., Secretary

on this the 30 day of June in the year of our Lord one thousand, nine hundred and twenty and in the one hundred forty-fourth year of the sovereignty and independence of the United States of America.

Signed, sealed and delivered in the presence of:
J.P. Moore, Mountain View Land Company
W.S. Bradley, T.F. Hunt, Pres. & Treas.
Stamps \$1.00 And J.Theo.Solomons, Jr., Secty.

STATE OF SOUTH CAROLINA, }
County of Greenville }

Personally appeared before me J.P. Moore and made oath that he saw T.F. Hunt as President & Treasurer and J.Theo.Solomons, Jr., Secretary of Mountain View Land Co. a corporation chartered under the laws of the State of South Carolina, sign, seal with its corporate seal and as the act and deed of said corporation deliver the within written deed, and that he with W.S. Bradley witnessed the execution thereof.

Sworn to before me this 30 day of June A.D. 1920. J.P. Moore
W.S. Bradley (L.S.) Notary Public for S.C.

Recorded for February 23rd, 1922.



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 Ten dollars and other valuable considerations 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,

in section about two and one-half miles North of the City of Greenville, known as San Souci and being known and designated as Lots Nos. 91, 93, 77, 78, 81, 82, 83, of Mountain View Land Company's property, as shown by plat of same, recorded in R.M.C. Office for Greenville County in Plat Book A, pages 396 and 397, and having such metes, bounds, courses and distances as shown on said plat.

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 whosever 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 person 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 or placing of electric or other street car tracks, sewer, gas and water pipes, telephone or electric light poles, or any other work or instruments of public utility, on or in any of the streets as shown on the plat of this property without compensation to any lot owner.

In event of a violation by the purchaser of the first restriction above, the title of this tract shall revert to Grantor, except as against lien creditors; and in event of a violation of any of the other above provisions, the Grantor shall have the right to enforce the same by proper procedures.

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, President & Treasurer and J.Theo.Solomons, Jr., Secty.

on this the 7th day of April in the year of our Lord one thousand, nine hundred and twenty-two and in the one hundred 46th year of the sovereignty and independence at the United States of America.

Signed, sealed and delivered in the presence of:
W.T. Henderson, Mountain View Land Company
W.D. Browning, T.F. Hunt, Pt. & Treas.
Stamps \$1.50 And J.Theo.Solomons, Jr., Secty.

STATE OF SOUTH CAROLINA, }
County of Greenville }

Personally appeared before me W.T. Henderson and made oath that he saw T.F. Hunt as President & Treasurer and J.Theo.Solomons, Jr., Secretary of Mountain View Land Co. a corporation chartered under the laws of the State of South Carolina, sign, seal with its corporate seal and as the act and deed of said corporation deliver the within written deed, and that he with W.D. Browning witnessed the execution thereof.

Sworn to before me this 7th day of April A.D. 1922. W.T. Henderson
W.D. Browning (L.S.) Notary Public for S.C.

Recorded for April 8th, 1922.

