

STATE OF SOUTH CAROLINA

TITLE TO REAL ESTATE

WHEREAS, the Tryon Development Company has acquired a certain tract of land in the State and County aforesaid into parcels or lots...

And the said Tryon Development Company, does hereby bind itself and its successors to warrant and forever defend all and singular the said premises unto the heirs and assigns...

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 Mary E. Savage, her heirs and assigns...

And the said Tryon Development Company, does hereby bind itself and its successors to warrant and forever defend all and singular the said premises unto the said Mary E. Savage...

This conveyance is made subject to the following conditions, restrictions and covenants running with the land, for a violation of the first of which the title shall immediately revert to the grantor...

FIRST: That the property hereby conveyed is to be used for residential purposes only for a period of twenty-one years after April 1, 1925...

SEVENTH: That the grantor herein reserves the right to lay, erect and maintain, or authorize the laying, erecting and maintaining of sewer, gas, and water pipes, electric conduits or pipes...

TOGETHER with the right of enjoyment of privileges and facilities afforded by Lake Lanier, an artificial water, as projected on said plat for boating, aquatic sports, bathing, swimming and fishing...

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 Mary E. Savage, her heirs and assigns...

And the said Tryon Development Company, does hereby bind itself and its successors to warrant and forever defend all and singular the said premises unto the said Mary E. Savage...

FOURTH: That no dwelling house shall be built on the above described lot to cost less than Three Thousand Dollars...

residence, garage, or other building whatsoever shall be erected on said lot until, and unless, the plans and specifications thereof have been submitted to and approved in writing by the grantor herein...

FIFTH: That not more than one residence shall be erected on each lot or parcel as shown by said plat, PROVIDED, HOWEVER, that in addition to one residence, there may be erected a garage and servants' quarters...

SIXTH: That the parties hereto, their successors, heirs and assigns, will not, during the term of twenty-one years from April 1, 1925, subdivide, sell or convey any part or parcel of said lots...

SEVENTH: That the grantor herein reserves the right to lay, erect and maintain, or authorize the laying, erecting and maintaining of sewer, gas, and water pipes, electric conduits or pipes...

EIGHTH: That no surface closet or other unsanitary device for the disposal of sewerage shall ever be installed or maintained on the lot herewith conveyed...

affixed, this 19th day of May in the year of our Lord one thousand nine hundred and twenty-five...

Signed, Sealed and Delivered in the Presence of: Tryon Development Company, Betty Brown, Secy.

U. S. Stamps Cancelled, \$ 1 and 00 cents

S. C. Stamps Cancelled, \$ 2 and 00 cents

STATE OF North Carolina, County of Wake

PERSONALLY appeared before me Betty Brown and made oath that she saw the within named Tryon Development Company, by Betty Brown, its President, and L. B. Wright, its Secretary...

Sworn to before me, this 19th day of May 1925

Notary Public, P. M. Hester, Notary Public, Wake County, N. C., Commission expires May 18, 1927

STATE OF North Carolina, County of Wake

FOR VALUE RECEIVED Wm. W. A. Fisher, Lee R. Fisher hereby releases the within described real estate from the lien of a certain mortgage given by the Tryon Development Company to...

dated the 25th day of April 1925 and recorded in the office of the Register of Mease

Conveyance for Greenville County in Mortgage Book 86 at Page 251

Witness my hand and seal, this 20th day of May 1925

Signed, Sealed and Delivered in the Presence of: W. A. Fisher (Seal), Lee R. Fisher (Seal), By W. A. Fisher, attorney

STATE OF North Carolina, County of Wake

PERSONALLY appeared Wm. W. A. Fisher, Lee R. Fisher by W. A. Fisher, atty and made oath that he saw the above named W. A. Fisher & Lee R. Fisher by W. A. Fisher, atty sign, seal, and as his act

Sworn to before me, this 20th day of May 1925

Notary Public, P. M. Hester, Notary Public, Wake County, N. C., Commission expires May 18, 1927