

STATE OF SOUTH CAROLINA

TITLE TO REAL ESTATE

COUNTY OF GREENVILLE

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

WHEREAS the said parcels of land are shown on a plat of subdivision of the land shown within the lines of the plat...

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS, That the Tryon Development Company, a corporation, duly organized and chartered under the laws of the State of South Carolina...

do hereby certify that the above recitals and of the covenants herein and of the sum of \$3,000.00 Dollars...

is hereby acknowledged and released, subject, nevertheless, to the exceptions, reservations, conditions and covenants appearing on the said plat...

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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...

Sworn to before me, this 11th day of September, 1925, at Greenville, South Carolina.

Notary Public, G. P. Grove

Recorded Sept. 29th 1925 at 9:30 o'clock, A. M.

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...

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...

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, its successors or assigns, except as against lien creditors, to-wit:

FIRST: That the property hereby conveyed, or any part thereof, is not to be sold, rented, leased or otherwise disposed of to any person of African descent. SECOND: That the property hereby conveyed is to be used for residential purposes only for a period of twenty-one years after April 1, 1925...

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

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 any lot within said block...

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, telegraph, telephone and electric light poles...

EIGHTH: That no surface closets or other unsanitary device for the disposal of sewage shall ever be installed or maintained on the lot herewith conveyed, will install on said lot a septic tank, or other sanitary device for disposal of sewage...

In witness whereof the said Tryon Development Company has caused these presents to be signed by its duly authorized officers, and its corporate seal to be thereto affixed, this eleventh day of September, 1925, in the year of our Lord one thousand nine hundred and Twenty-five...

Signed, Sealed and Delivered in the Presence of: G. P. Grove, H. D. Shelburne, Bratton Goforth

U. S. Stamps Cancelled, \$ 5 and 50 cents. S. C. Stamps Cancelled, \$ 11 and 00 cents.

STATE OF North Carolina, County of Henderson

PERSONALLY appeared before me, G. P. Grove, and made oath that he saw the within named Tryon Development Company, by P. D. Wright

its President, and L. B. Wright its Secretary, sign, affix the corporate seal and as its corporate act and deed, deliver the foregoing deed; and that he, with H. D. Shelburne, witnessed the execution thereof.

Sworn to before me, this 11th day of September, 1925.

Notary Public, G. P. Grove

My Commission expires April 2, 1927

STATE OF _____ County of _____

FOR VALUE RECEIVED, hereby releases the within described real estate from the lien of a certain mortgage given by the Tryon Development Company to No Release required.

dated the _____ day of _____, 1925, and recorded in the office of the Register of Meigs Conveyance for Greenville County in Mortgage Book _____ at Page _____

Witness my hand and seal, this _____ day of _____, 1925. Signed, Sealed and Delivered in the Presence of: _____ (SEAL)

STATE OF _____ County of _____

PERSONALLY appeared _____ and made oath that he saw the above named _____ sign, seal, and as his act and deed deliver the foregoing release, and that he, with _____ witnessed the execution thereof.

Sworn to before me, this _____ day of _____, 1925.

Notary Public _____ (L. S.)

Recorded Sept. 29th 1925 at 9:30 o'clock, A. M.

END OF