

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 or lots...

WHEREAS the said parcels or lots are situated in the County of Greenville, State of South Carolina, and are shown within the lines of the plat...

NOW KNOW YE THAT 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 hereon and of the sum of...

in full paid for the same, and that the said parcels or lots are shown within the lines of the plat...

and that the said parcels or lots are situated in the County of Greenville, State of South Carolina, known and designated as Lot Number...

of the property of the Tryon Development Company, duly organized and chartered under the laws of the State of South Carolina...

do hereby certify that the above recitals and of the covenants hereon and of the sum of...

in full paid for the same, and that the said parcels or lots are shown within the lines of the plat...

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and that the said parcels or lots are situated in the County of Greenville, State of South Carolina, known and designated as Lot Number...

of the property of the Tryon Development Company, duly organized and chartered under the laws of the State of South Carolina...

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 said...

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, 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, but this shall not be taken to prevent the grantor herein from designating certain lots of this development or any future addition thereto for business purposes or for other purposes...

THIRD: That no use shall be made of any lot which, in the opinion of the grantor herein, will constitute a nuisance, or prove in any way noxious or offensive to the neighboring inhabitants, or injure the value of neighboring lots.

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

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 by...

FIFTH: That not more than one residence shall be erected on each lot or parcel as shown by said plat (the grantor hereby expressly reserving the right, however, to sell and convey any part or parcel of any lot within said block...

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, and any other such public utilities, on or in any of the roadways, streets or alleys bordering said property...

EIGHTH: That no surface closet 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, and said owner shall have the right to connect to and use the same; PROVIDED, HOWEVER, that in such event, grantor is to have the right, without reimbursement to the owner of said lot, to connect to said septic tank or other sanitary device one or more owners of other lots, or grant them the right to so connect, according to the capacity of said septic tank or other sanitary device.

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...

Signed, Sealed and Delivered in the Presence of: John Preston, M.B. Goforth

TRYON DEVELOPMENT COMPANY By: P.D. Wright, Secy

U. S. Stamps Cancelled, \$ 2 and 50 cents

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

STATE OF North Carolina County of Henderson

PERSONALLY appeared before me, John Preston, and made oath that he saw the within named Tryon Development Company, by P.D. Wright, its President, and D.B. Wright, its Secretary, sign, affix the corporate seal and as its corporate act and deed, deliver the foregoing deed; and that he, with M.B. Goforth, witnessed the execution thereof.

Sworn to before me, this 23rd day of June, 1925

Notary Public M.B. Goforth (L.S.)

My Commission expires April 2, 1927

STATE OF North Carolina County of Polk

FOR VALUE RECEIVED 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 Mesne Conveyance for Greenville County in Mortgage Book 86, at Page 251.

Witness my hand and seal, this 24th day of June, 1925

Signed, Sealed and Delivered in the Presence of: H.D. Shelmutt, W.D. Holland

W.A. Fisher (seal), Lee R. Fisher (seal) By W.A. Fisher Atty (SEAL)

STATE OF North Carolina County of Polk

PERSONALLY appeared H.D. Shelmutt, and made oath that he saw the above named W.A. Fisher & Lee R. Fisher, sign, seal, and as his act and deed deliver the foregoing release, and that he, with W.D. Holland, witnessed the execution thereof.

Sworn to before me, this 24th day of June, 1925

Notary Public B. Heister (L.S.)

My Commission expires May 18, 1927

Recorded May 18, 1927, at 10:34 o'clock, A.M.

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 or landing at some appropriate location on the margin of said Lake, the said location and the size, plans and specifications of said boat house and wharf or landing to be subject to approval of grantor; but nothing herein contained shall privilege a nuisance or license the pollution of the said Lake, its inlets, outlets, or beaches, nor authorize any unlawful, offensive or boisterous conduct, or the use of the said Lake by any person inexperienced in swimming; it being expressly stipulated that the grantor herein, its shareholders or successors, shall not be liable to any lot owner or any other person for any damage or injury sustained in the exercise of the said privileges and facilities, or by reason hereof.