STATE OF SOUTH CAROLINA.

TITLE TO REAL ESTATE

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v HEACLAS the Timor Development Limitary has intidivided a partial track of land in the State and County aforesaid into particle or lots, surround size in a linear land in the land of intown is like limited and	7 - 7
NOSCALABLE decisions on the selection them and amongs, and for the benefit of future paramages and amongs of the land shown within do for recognition to that the land to terretoned but our a time ferrodices with the land to terretoned but our a time ferrodices with the land to the following the continuous and terretones serimance set our	तेल जिल्ला औं की ति आर्थ ताकी हर
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TOCETHER with the right of enjoyment of privileges and facilities afforded by Lake Lanier, an artificial water, as projected on said plat, for lawful agustic sports, bosting, busing, swimming and fishing; and together with the further right to creet 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 granter; but nothing herein contained shall privilege a mistance or license the pollution of the said Lake, its inlets, outlets, or beaches, not authorities any misswise, offensive or hosterous conduct, or the use of the said Lake by any person inexperienced in swimming; it being expressly stipulated that the granter herein, its sharelandlers or successors, shall not be fiable 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.

TOGETHER with all and si	ingular the rights, members, heredit	tuments and appurtenances to the said premises belonging or in anywise incident or appertaining.
LIOH OT GRA HVAH OT	D. All and singular, the premises be	efore mentioned unto the said
And the sold Trues Develop	11 the fall of the	heirs and assigns
And the said 11300 Developin	Company does nereby bind itse	we'ully claiming, or to claim the same, or any part thereof, estrictions and covenants running with the land, for a violation of the first of which the title shall as against lien creditors, to-wit: cof, is not to be sold, rented, leased or otherwise disposed of to any person of African descent, or residential purposes only for a period of twenty-one years after April 1, 1925, but this shall not this development or any future addition thereto for business purposes or for other purposes t, the right to do so being hereby expressly reserved by grantor. opinion of the grantor herein, will constitute a nuisance, or prove in any way noxiout or offensive
heirs and assigns, against itself and	its successors and all persons lav	woully claiming, or to claim the same, or any part thereof.
finmediately revert to the granton	ir. its successors or assigns, except	estrictions and covenants running with the land, for a violation of the first of which the title shall as against lien creditors, to-wit:
SECOND: That the propert	ty hereby conveyed is to be used for	eor, is not to be sold, rented, leased or otherwise disposed of to any person of African descent. or residential purposes only for a period of twenty-one years after April 1, 1925, but this shall not
desirable in the opinion of granto THIRD: That no use shall	be made of any lot which, in the	this development of any future addition thereto for business purposes or for other purposes, the right to do so being hereby expressly reserved by grantor.
to the neighboring inhabitants, or in	njure the value of neighboring lots.	opinion of the grantor nerein, will constitute a nuisance, or prove in any way noxious or offensive
FOURTH: That no dwellin	ng nouse shall be built on the abov	ve described lot to cost less than
residence, garage, or other building	mee_ dinau	Dollars; that no dot until, and unless, the plans and specifications thereof have been submitted to and approved on said land shall be erected on or within the building line, or the house location, as the case may no strict accord with the plans and specifications so required to be submitted and approved, and onveyed is shown to front by the plat aforesaid. each lot or parcel as shown by said plat, PROVIDED, HOWEVER, that in addition to one plans for which are to be first approved as hereinabove provided) in keeping with the premises, cation, within the building line and not nearer than five feet to any side or back line of any adjoing signs, will not, during the term of twenty-one years from April 1, 1925, subdivide, sell or conveys shown on said plat (the grantor hereby expressly reserving the right, however, to sell and conmerged with any adjoining lot, so as to create one or more lots of larger area than at shown of lots sold for other than residential purposes.) erect and maintain, or authorize the laying, erecting and maintaining of sewer, gas, and water tipoles, and any other such public utilities, on or in any of the roadways, streets or alleys borderand side lines of the lot above described, and to grade surface, and repair the said roadways, image sustained thereby. of said lot made at any time within three years after the date of execution of this deed, grantor is of sewerage, and said owner shall have the right to connect to and use the same PROVIDED, but reimbursement to the owner of said lot, to connect to and use the same PROVIDED, the termbursement to the owner of said lot, to connect to and the target provided to the early and the surface and early and or other sanitary device need, according to the capacity of said septic tank or other sanitary device.
in writing by the grantor herein, or be, as shown and indicated on the	r its successors; that the buildings of plat hereinabove referred to and in	on said land shall be erected on or within the building line, or the house location, as the case may
shall face or front on the street or PIFTH: That not more than	road on which the lot herewith co	onveyed is shown to front by the plat aforesaid.
residence, there may be erected a grand residence built thereon, of sigh	rarage and servants' quarters, (the patters appearance and appropriate loc	plans for which are to be first approved as hereinabove provided) in keeping with the premises,
SIXTH: That the parties h	the land hereinabove described, ereto, their successors, heirs and as	ssigns, will not, during the term of twenty-one years from April 1, 1925, subdivide, sell or convey
vey any part or parcel of any lot wi	ithin said block, in connection and r	s shown on said plat (the grantor hereby expressly reserving the right, however, to sell and con- merged with any adjoining lot, so as to create one or more lots of larger area than at shown
SEVENTH: That the grante	or herein reserves the right to lay, electronic telephone and electric Make	tiots sold for other than residential purposes.) erect and maintain, or authorize the laying, erecting and maintaining of sewer, gas, and water
ing said property, with connecting I	links for the same slong the back	and side lines of the lot above described, and to grade surface, and repair the said roadways,
EIGHTH: That no surface of	closet or other unsanitary device for the written request of the owner of	or the disposal of sewerage shall ever be installed or maintained on the lot herewith conveyed, of said lot made at any time within three years after the date of execution of this deed, granter
will install on said lot a septic tank, HOWEVER, that in such event, go	or other sanitary device for disposs rantor is to have the right, withou	al of sewerage, and said owner shall have the right to connect to and use the same; PROVIDED, but reimburgement to the owner of said lot, to connect to said septic tank or other sanitary device
In witness whereof the said T	or grant them the right to so conni fryon Development Company has car	nect, according to the capacity of said septic tank or other sanitary device. Sused these presents to be signed by its duly authorized officers, and its corporate seal to be thereto
affixed, this 10 EL_	day of	in the year of our Lord one thousand nine hundred and
	and in the one hundred and	
Signed, Septled and Belivered i	in the Presence of:	TRYON DEVELOPMENT COMPANY.
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