

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, surrounding a portion of Lake Lanier...

WHEREAS the parties desire for the benefit of their own property, and for the benefit of future purchasers and owners of the land shown within the lines of the plat hereinafter referred to...

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

do hereby grant, bargain, sell and release, subject nevertheless to the exceptions, reservations, conditions and restrictions hereinafter set out, unto the said Emma C. Wissaway...

That the lot, piece or parcel of land in the County of Greenville, State of South Carolina, known and designated as Lot Number 946...

is the same as shown on the plat herewith conveyed, and is the same as shown on the plat herewith conveyed...

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described as follows, to-wit: Front 45, Rear 73, Depth 150, Width 150

The seller guarantees that the road in front of the above described property will be paved with bituminous concrete...

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...

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 Emma C. Wissaway

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 Emma C. Wissaway, her heirs and assigns.

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, 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...

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 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 built thereon, of slightly appearance and appropriate location, within the building line and not nearer than five feet to any side or back line of any adjoining lot not owned by the owner of the land hereinabove described.

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, less than the whole of each thereof, as shown on said plat (the grantor hereby expressly reserving the right, however, to sell and convey on said plat, and the further right to determine the size and shape of lots sold for other than residential purposes.)

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, will install on said lot a septic tank, or other sanitary device for disposal of sewerage, 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 29th day of October, 1927, in the year of our Lord one thousand nine hundred and Twenty-five...

Signed, Sealed and Delivered in the Presence of: Betty Brown, Clarence Peters, P.L. Wright, Secy. Tryon Development Company.

U. S. Stamps Cancelled, \$ 1 and 00 cents. S. C. Stamps Cancelled, \$ 2 and 00 cents.

STATE OF North Carolina, County of Henderson

PERSONALLY appeared before me Betty Brown and made oath that he saw the within named Tryon Development Company, by P.L. 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, Clarence Peters, witnessed the execution thereof.

Sworn to before me, this 29th day of October, 1927, Clarence Peters, Notary Public, Henderson County, N.C.

My commission expires Dec. 13, 1926. Betty Brown.

STATE OF \_\_\_\_\_ County of \_\_\_\_\_

FOR VALUE RECEIVED no release required hereby releases the within described real estate from the lien of a certain mortgage given by the Tryon Development Company to \_\_\_\_\_

dated the \_\_\_\_\_ day of \_\_\_\_\_, 192\_\_\_\_, and recorded in the office of the Register of Meuse Conveyance for Greenville County in Mortgage Book \_\_\_\_\_, at Page \_\_\_\_\_

Witness my hand and seal, this \_\_\_\_\_ day of \_\_\_\_\_, 192\_\_\_\_. Signed, Sealed and Delivered in the Presence of: \_\_\_\_\_ (SEAL.)

\_\_\_\_\_ (SEAL.) \_\_\_\_\_ (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 \_\_\_\_\_, 192\_\_\_\_. \_\_\_\_\_ (L. S.)

Notary Public \_\_\_\_\_ Recorded Aug. 17th 1927, at 8:00 o'clock, \_\_\_\_\_ M.

LAND OF L