

TITLE TO REAL ESTATE

State of South Carolina,
County of Greenville.

Release

I, Jas. M. Richardson, as Attorney, being the owner and holder of a mortgage on the lot of land herein described, do, for value received, hereby release and relinquish said described lot of land from the lien of that mortgage. The said mortgage was given to Jas. M. Richardson, by Clairmont Ridge Inc., on June 23, 1931, in the sum of \$2807.96 and being recorded in the office of the R. M. C. for Greenville County in Mortgage Book 222, at page 260.

In witness whereof the said Jas. M. Richardson, as attorney, does hereunto set his hand and seal this the 27 day of June, A. D. 1940.

Witness:

Jewell Lee
J. M. Whitmire

Jas. M. Richardson
As Atty.

State of South Carolina,
County of Greenville.

Personally appeared before me Jewell Lee who on oath says she saw the above named Jas. M. Richardson as Attorney sign the foregoing release and that he with Charlotte Stevenson witnessed the execution and delivery thereof.

Sworn to before me this the 27 day of June, 1940.

Charlotte Stevenson (L. S.)
Notary Public for S. C.

Jewell Lee

For Deed to this Release see Page 263 in this Book.

Release recorded June 28, 1940 at 10:22 A. M. #9384 BY: E.G.

STATE OF SOUTH CAROLINA,
COUNTY OF GREENVILLE.

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KNOW ALL MEN BY THESE PRESENTS That Mountain Lake Colonies incorporated under the laws of South Carolina, has agreed to sell to R. H. Stewart a certain lot of land in Greenville County, South Carolina, which is shown as lot number Seventeen (17) on a map of the property of Mountain Lake Colonies drawn by W. D. Neves, C. E., said map being recorded in the office of R. M. C. for Greenville County in Plat Book "G", pp. 27 and 28, said plat representing a subdivision of tract number one (1) as described in a deed from Southeastern Life Insurance Company to Mountain Lake Colonies, which deed is dated December 22nd, 1924, and recorded in the office of R. M. C. for Greenville County January 2nd, 1925, in Book 100, p. 372; and Mountain Lake Colonies further agrees to execute and deliver a good and sufficient warranty deed conveying said lot in fee simple. Upon Condition, however, that said deed is not to be executed until after a note and mortgage given by Mountain Lake Colonies to Southeastern Life Insurance Company for Twenty-five Thousand Dollars (\$25,000.00), and all renewals of same, have been paid in full and discharged, and until such time, no obligation of any kind is to arise under this bond.

Provided Further That R. H. Stewart, the obligee herein, in accepting this bond for title, thereby contracts and covenants that he, his heirs, executors, administrators, assigns or tenants, will at all times abide by the sanitary regulations now in force or which may hereafter be adopted by the stockholders or board of directors of Mountain Lake Colonies, and that obedience to such regulations is expressly made a condition precedent to the execution of the deed of conveyance and that violation of such regulations shall operate as a condition subsequent making void the obligation of the Mountain Lake Colonies to execute and deliver a deed under this bond, and in addition thereto, shall make the obligee herein liable for any damages caused by such disobedience.

Provided, Further That the deed of conveyance mentioned in this bond shall contain a covenant running with the land which shall bind the land conveyed, the grantee therein, his heirs, executors, administrators, assigns, tenants or lessees, to the due observance of such regulations as have been adopted or may thereafter be adopted by the stockholders or board of directors of Mountain Lake Colonies regarding the sanitation of this community, and that any violation of such sanitary regulation shall make the owner, the land and the tenant liable and chargeable for any damages caused thereby, and such charge of damages shall constitute a first lien against the land so conveyed in favor of the grantor. If Necessary in their opinion, the board of directors of Mountain Lake Colonies, by their agents or officers, may after reasonable notice, take such steps as they think necessary to make the premises conform to such sanitary regulations and charge the same against the owner, the tenant and the land, and such expenses so incurred shall in all cases constitute a first lien upon the land.

In Witness whereof, Mountain Lake Colonies has by resolution duly adopted by its