

STATE OF SOUTH CAROLINA, }
County of Greenville.

KNOW ALL MEN BY THESE PRESENTS, That RICHARDS REALTY COMPANY

a corporation chartered under the laws of the State of South Carolina and having its principal place of business at Lake Lanier in the State of South Carolina for and in consideration of the sum of Five Hundred (\$500.00) DOLLARS,

to it in hand duly paid at and before the sealing and delivery of these presents by the grantee hereinafter named (the receipt whereof is hereby acknowledged) has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto FLORENCE CAIN KINLOCH, Her Heirs and Assigns Forever:

All that certain piece, parcel or lot of land situate, lying and being on the North side of West Lake Shore Drive, at Lake Lanier, in Glassy Mountain Township, in Greenville County, South Carolina, being shown as Lot 263 on plat of Lake Lanier made by George Kershaw, Engineer, recorded in the R.M.C. Office for Greenville County, S. C. in Plat Book G, at page 25, and having such metes and bounds as are shown on said plat.

This is one of the lots conveyed to Richards Realty Company by deed of Wyatt Aiken, et al as receivers for Lake Lanier Company by deed dated July 3, 1934, and recorded in the R.M.C. Office for Greenville County, S. C., in Deed Book 170, at page 387.

TOGETHER with the right of enjoyment of privileges and facilities afforded by Lake Lanier, and 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.

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 from date hereof; 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 desirable in the opinion of grantor, in promoting said development, the right to do so being hereby expressly reserved by grantor.

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 the parties hereto, their successors, heirs and assigns, will not, during the term of twenty-one years from date hereof 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 any part or parcel of any lot within said block, in connection and merged with any adjoining lot, so as to create one or more lots of