

DEC 23 11 45 AM 1955

STATE OF SOUTH CAROLINA,  
COUNTY OF GREENVILLE.

OLLIE FARNSWORTH  
- R. M. C.  
TITLE TO REAL ESTATE

WHEREAS the Tryon Development Company has subdivided a certain tract of land in the state and county aforesaid into parcels or lots, surrounding a projected lake to be known as Lake Lanier; and

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, that the same shall be developed, and for a time hereafter, used exclusively for residential purposes with certain exceptions and subject to certain reservations, conditions and restrictions hereinafter set out;

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, in consideration of the above recitals and of the covenants herein and of the sum of.....

..... Ten Dollars and other considerations ..... Dollars to it in hand  
paid by..... Emily B. LeHuray ....., has granted, bargained,  
sold and released, and by these presents does grant, bargain, sell and release, (subject, nevertheless, to the exceptions, reservations, conditions and restrictions hereinafter set out), unto the said.....

..... Emily B. LeHuray .....

All that lot, piece or parcel of land in the County of Greenville, State of South Carolina, known and designated as Lot Number... 109... of Plat Number... 1... of the property of the Tryon Development Company, known as LAKE LANIER, made by George Kershaw, C. E., and duly recorded in the office of the Register of Mesne Conveyance for Greenville County in Plat Book Number....., Page.....,

said lot having a frontage of 50 feet, a rear width of 52 feet, and a depth of 165<sup>+</sup> feet on one line and 165<sup>+</sup> feet on the other, as will more fully appear from the said plat, reference being hereby made to the record thereof for a more particular description of the lot herewith conveyed.

The Seller guarantees that the road in front of the above described lot will be paved with a type of water bound Macadam road, and that Water, Lights, and a form of Sewerage will be made available in accordance with the eighth restriction contained herein.

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.

TOGETHER with all and singular the rights, members, hereditaments and appurtenances to the said premises belonging or in anywise incident or appertaining.