

THE STATE OF SOUTH CAROLINA,

COUNTY OF GREENVILLE

KNOW ALL MEN BY THESE PRESENTS, That Hogback Mountain, Incorporated

a corporation chartered under the laws of the State of South Carolina and having its principal place of business at Hogback Mountain in the State of S. C. for and in consideration of the sum of Ten DOLLARS, and other valuable considerations

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 Mrs. Elva G. Landrum,

All that certain piece or parcel of land, situate, lying and being in Hogback Mountain, Incorporated, in the County of Greenville and State of South Carolina, known and designated as Lot No. 34 of the Plat of Block 100 of the Hogback Mountain, Incorporated, registered in the office of Register of Deeds-Conveyances of said County, in Plat Book \_\_\_\_\_, at page \_\_\_\_\_ and being more particularly bounded and described as follows, to-wit:

Beginning at stake on Road N.E. corner of Lot No. 33; thence with road in easterly direction 155 ft. more or less to stake S.W. corner of Lot No. 35; thence N. 28-30 E. 300 ft. to stake; thence S. 78 W. 438 ft. to stake N.W. corner Lot No. 33; thence S. 54 E. 198 ft. to beginning. The grantee herein as part of the consideration for this conveyance hereby covenants and agrees with the grantor, its successors and assigns as follows:

That they will not erect, license or suffer to be erected or maintained on the above described land, or any part thereof, any commercial or manufacturing establishment, or factory or apartment house, or house designed for use by more than one family, or house or building to be used as a sanitarium or hospital of any kind, or, at any time use, or suffer to be used, any house or building erected thereon, for any such purpose, or any purpose whatsoever, which may be in any way noxious or offensive to the neighboring inhabitants; that said parcel of land and grounds thereof, shall during the term of twenty-one years, be used, kept and maintained solely and exclusively for the purpose of a private residence, and during said term shall be kept, used and maintained in good condition, and in general harmony with the surrounding property within said block; that they will not maintain, suffer or permit upon said land any unsanitary, offensive or unsightly condition, arising or growing out of any cause whatsoever, or maintain, license or suffer to exist on said land, any nuisance of any nature whatsoever; that no residence, garage or other building whatsoever, shall be placed, re-placed, or erected on said land that is not in keeping with the character of the development; that in building on said land, they will build on or within the building line, or within the house location, as the case may be, as shown and indicated in the plat on file in the office of the grantor at Hogback Mountain; that they will not build more than one residence on each lot or parcel as shown by plat, but may build thereon a garage or stable and servants' quarters in keeping with the premises, and residence built thereon of slight appearance and appropriate location, within the building line that they will not during the term or twenty-one years from the date hereof, subdivide sell, or convey any part or parcel of said lot, less than the whole of each thereof, as shown on said plat (the party of the first part 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 larger area than as shown on said plat) and will not, during said term, lease, sell or convey said land, or any part thereof, or any building thereon, to a negro or person of any degree of negro blood, or any person of bad character. That the foregoing covenants shall be covenants running with the land, and shall be kept by the party of the second part her heirs and assigns, forever. The grantor, its successors and assigns hereby reserves the right to enter upon said lot at any time for the purpose of erecting thereon poles, wires and other apparatus for electric lights and telephones, to install and maintain water mains and sewer line and to maintain and keep the same in repair.

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 grantee hereinafter named, and her heirs and assigns forever.

And the said granting corporation does hereby bind itself and its successors to warrant and forever defend all and singular the said premises unto the grantee hereinafter named, and her heirs and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

In witness whereof the said granting corporation has caused its corporate seal to be hereunto affixed and these presents to be subscribed by its duly authorized officers R. C. Remick, Pres., A. Treas., Mabel L. Remick, Secty.

on this the 15th day of September in the year of our Lord one thousand nine hundred and twenty-five and in the one hundred and forty ninth year of the Sovereignty and Independence of the United States of America.

Signed, Sealed and Delivered in the Presence of C. Yates Brown and Virginia Simkins } Hogback Mt. Inc. By R. C. Remick, Pres. & Treas. and Mabel L. Remick, Secty.

Revenue Stamps Cancelled, \$ \_\_\_\_\_ and \_\_\_\_\_ cents.

STATE OF SOUTH CAROLINA, } County of Greenville

PERSONALLY appeared before me C. Yates Brown and made oath that he saw R. C. Remick as Pres. & Treas. and Mabel L. Remick as Secty.

of Hogback Mountain, Incorporated a corporation chartered under the laws of the State of South Carolina sign, seal with its corporate seal, and as the act and deed of said corporation deliver the within written deed, and that he with Virginia Simkins witnessed the execution thereof.

SWORN to before me, this 17th day of September A. D. 1925 } C. Yates Brown

Virginia Simkins (SEAL) Notary Public for South Carolina.

Recorded September 17th, 1925 at 2:25 P.M. 192

END OF DOC.