

TITLE TO REAL ESTATE

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 Two Hundred Fifty and No/100 (\$250.00) DOLLARS,

to it in hand duly paid at and before the sealing and delivery of these presents by the grantee(s) 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

Frank J. Bostick

All that certain piece, parcel or lot of land situate, lying and being on the East side of Mermaid Court in Glassy Mountain Township, Greenville County, S.C., and designated as Lot 1035 on plat of Tryon Development Company, known as Lake Lanier, made by George Kershaw, C.E., and recorded in the R. M. C. Office for Greenville County in Plat Book G at page 35, said lot fronting 42 feet on the East side of Mermaid Court running back to a depth of 115 feet on the North side and to a depth of 165.5 feet on the South side, and 56 feet wide in the rear, as more fully shown by the recorded plat herein referred to.

This is one of the lots conveyed to the Richards Realty Company by deed of M. L. Ashmore, Delinquent Tax Collector for Greenville County, dated June 28, 1937, and recorded in the R. M. C. Office for Greenville County, S.C. in Deed Book 201 at page 31.

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, of 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. It is understood that any fishing which may be authorized under this clause on the said Lake shall be subject to such regulations as may be imposed by the South Carolina Fish & Game Commission.

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 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 in writing by the grantor herein, or its successors; that the buildings on said land shall be erected on or within the building line, or the house location, as the case may be, as shown and indicated on the plat hereinabove referred to, and in strict accord with the plans and specifications so required to be submitted and approved, and shall face or front on the street or road on which the lot herewith conveyed is shown to front by the plat aforesaid.

"Over"