

Mountain View Land Company DEED TO J.R.Walker

State of South Carolina,

COUNTY OF Greenville

KNOW ALL MEN BY THESE PRESENTS, That

The Mountain View Land Company

a corporation chartered under the laws of the State of South Carolina and having its principal place of business at Greenville in the State of South Carolina for and in consideration of the sum of Three hundred and Fifty Dollars (\$350.00) (\$350.00) 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 Mrs. J.R.Walker, all that certain lot or tract of land situated in the County of Greenville, State of South Carolina, known as Lot #47 Block "B" as shown on the map of the property of the Mountain View Land Company, as surveyed by W.A.Adams 1910, and recorded in the office of R.M.C., for Greenville County, State of South Carolina. Having the following metes and bounds, to wit:

Beginning at a pin on Gridley Street, at the joint corners of lots #47 and #48, running thence in a Southwesterly direction 154 feet to a pin on 10 foot alley, at the joint corners of lots # 47 and #48; thence in a southeasterly direction 50 feet with said alley to a pin at the joint corners of lots # 46 and #47; thence in an easterly direction 148 feet 6 inches to a pin on Gridley Street the joint corners of Lots Nos. 46 and #47; thence with Gridley Street in a Northerly direction 50 feet to the beginning corner.

This deed contains the following restrictions which shall apply for a period of Twenty-one years from date.

FIRST: That the property is not to be sold, rented or otherwise disposed of to persons of African descent

SECOND: That no liquor or ardent spirits are to be sold on the property.

THIRD: That no house shall be built on the lot herein described to cost less than One Thousand Dollars, but any person may use two or more lots placing one residence thereon.

FOURTH: That no building shall be erected nearer the Street than the building line shown on said Plat which is fifteen feet.

FIFTH: That no use shall be made of the lots sold or any part thereof which would constitute a nuisance or injure the value of any of the neighboring lots.

SIXTH: That the layout of the lots as shown on said plat shall be adhered to, and no scheme of facing lots in any other direction than that shown on said plat shall be permitted.

SEVENTH: That the Company reserves the right to lay and place or authorize the laying and placing of electric or other street car tracks, sewer, gas and water pipes, electric conduits or pipes, telephone and electric light poles or any other work or instrument or public utility on or in any of the streets of said property without compensation to any lot owner.

This deed provides that in event of a violation by any purchaser of any of the first provision above, the title to the lot shall revert to the grantor except as against lien creditors, and that in event of a violation of any of the other provisions above, the grantor shall have the right to enforce same by proper proceedings.

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...hereinabove 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... hereinabove named, and... her heirs and assigns, against itself and its successors, and 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, on this the 30th. day of May, in the year of our Lord one thousand nine hundred and eleven, and in the one hundred and thirty-fifth year of the Sovereignty and Independence of the United States of America.

Signed, Sealed and Delivered in the Presence of Riley J. Rowley G.H. Starnes

Mountain View Land Co. By T.F. Hunt, Pres. & Treas. and



STATE OF SOUTH CAROLINA,

COUNTY OF Greenville

Personally appeared before me Riley J. Rowley and made oath that he saw the within named Mountain View Land Co.,

by its duly authorized officers, T.F. Hunt, Pres. & Treas.

sign, seal with its corporate seal, and as the act and deed of said corporation deliver the within written deed, and that he with G.H. Starnes, witnessed the execution thereof.

SWORN to before me, this 30th. day of May, A. D. 1911

J.Theo.Solomons Jr. (SEAL.) Notary Public for South Carolina.

Riley J. Rowley

Sept. 18th. 1911.

Recorded for