

Mountain View Land Company

DEED TO

J.P. Ballenger

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 City in the State of South Carolina for and in consideration of the sum of Four hundred (\$400.00) 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...

J.P. Ballenger, All that certain piece, parcel and lot of land situate, lying and being in the County and State aforesaid, about two and one-half miles of the Court House, and being known as lot No. 54 in Block "B" of Mountain View Land Company's subdivision, as shown on plat made by W.A. Adams, in February, 1910, the said plat being recorded in the office of R.M.C. for Greenville County, and having the following metes and bounds, to wit:- BEGINNING at a pin on Buncomb Road 132 feet from the corner of Buncomb Road and Green Street, and running thence S. 35° 25' W. one hundred seventy feet (170) to a pin on 10-foot alley one hundred thirty-two (132) feet from Green Street; thence with said 10-foot alley in a southeasterly direction fifty (50) feet to a pin at the joint corners of lots No. 53 and No. 54; thence in a Northeasterly direction one hundred seventy (170) feet to a pin on Buncomb Road; thence with Buncomb Road N. 57°-30' W. to the beginning corner forty four and one-quarter (44.3) feet. This deed is subject to the following restrictions, which shall continue for a period of twenty one years:-

- FIRST- The property is not to be sold, rented, or otherwise disposed of to any person of African descent.
SECOND- No liquor or ardent spirits are to be sold on the property.
THIRD- 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- No building shall be erected nearer the Street than the building line shown on said plat, which is fifteen feet.
FIFTH- 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- The layout of the lots shall be adhered to, as shown on said plat, and no scheme of facing lots in any other direction than that shown on said plat, shall be permitted.
SEVENTH- The Company reserves the right to lay or place, or authorize the laying and placing, of electric or other Street Car tracks, sewer, gas, water pipes, electric conduits or pipes, telephone or electric light poles, or any other work or instrument of public utility on or in any of the said streets of said Mountain View Land Company, without compensation to any lot owner. in the event of the violation by a purchaser, or the owner of the said lot, of the first provision above, the title of the lot shall revert to the grantor, except as against lien creditors, and in the event 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... his 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... his 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, T.F. Hunt, President and Treasurer on this the 28th day of May, in the year of our Lord one thousand nine hundred and twelve, and in the one hundred and thirty-sixth year of the Sovereignty and Independence of the United States of America.

Signed, Sealed and Delivered in the Presence of J.F. Hunt, F.G. Spellmeyer,

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

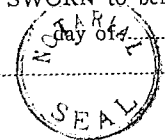


STATE OF SOUTH CAROLINA,

COUNTY OF Greenville

Personally appeared before me J.F. Hunt and made oath that he saw the within named Mountain View Land Company by its duly authorized officers, T.F. Hunt, President and Treasurer sign, seal with its corporate seal, and as the act and deed of said corporation deliver the within written deed, and that F.G. Spellmeyer witnessed the execution thereof.

SWORN to before me, this 28th day of May, A. D. 1912.



F.G. Spellmeyer (SEAL) Notary Public for South Carolina.

J.F. Hunt

Recorded for June 21st, 1912.