

Mountain View Land Company

DEED TO

W.H. Austin, Jr.

State of South Carolina,

COUNTY OF Greenville

KNOW ALL MEN BY THESE PRESENTS, That 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 Four hundred (\$400.00) DOLLARS, to it in hand duly paid at and before the sealing and delivery of these presents by the grantee...

W.H. Austin, Jr., all that certain lot of land situate in County and State aforesaid, near the City of Greenville, being known as lot No. 21 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 R.M.C. Office for Greenville County, and having the following metes and bounds, to-wit: Beginning at a stake on Gridley Street corner lot No. 22 and running thence with Gridley Street 50 feet to a stake corner of lot No. 20; thence with line of lot No. 20, 146.5 to a stake on an alley; thence along said alley 50 feet to a stake corner of lot No. 22; thence with line of said lot 153 feet to the beginning corner.

This deed is subject to the following conditions and restrictions, which are hereby declared to be conditions subsequent with the right to the grantor to re-enter upon either or any of the said conditions being violated.

First, That the property is not to be sold, rented or otherwise disposed of to any 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 10 feet from the street.

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 for facing lots in any other direction than that shown on said plat shall be permitted.

Seventh, That the Company reserves the right to lay or place or authorize the laying and placing of electric or other Street car tracks, sewer, gas and water pipe, electric conduits or pipes, telephone or electric light poles, or any other work or instruments of public utility on or in any of the 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 the violation of any of the other provisions above, the grantor shall have the right to enforce the 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, on this the twenty-sixth day of February, 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.P. Ballenger, D.W. Ebaugh

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



STATE OF SOUTH CAROLINA,

COUNTY OF Greenville

Personally appeared before me J.P. Ballenger and made oath that he saw the within named T.F. Hunt, as Pres. & Treas. and as of Mountain View by its duly authorized officers, Land Co. a corporation chartered under the laws of the State of So. 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 D.W. Ebaugh, witnessed the execution thereof.



Subscribed and sworn to before me, this 27th day of February, A. D. 1912. F.G. Spellmeyer (SEAL) Notary Public for South Carolina.

J.P. Ballenger

Recorded for July 6, 1912.