

STATE OF SOUTH CAROLINA,

County of }
Greenville

KNOW ALL MEN BY THESE PRESENTS, That, *Mountain View Land Company*, a corporation, incorporated under the laws of the State of South Carolina, with its principal office of business in *Greenville*, County, State of South Carolina, for and in consideration of the sum of *ten Dollars and other valuable considerations* hereinafter referred to as the Grantee (the receipt whereof is hereby acknowledged), has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the said Grantee that certain lot or parcel of land situate in the State of South Carolina *Greenville* County.

in section about two and one half miles north of the city of Greenville, known as San Souci and being known and being noted as lots nos. 94-95-96-97-98-99-100-101-102 and 103 of Mountain View Land Company's property as shown by plat of same recorded in R.M.C. Office for Greenville County in Plat Book A, pages 396 and 397 and having such metes, bounds, courses and distances as shown on said plat.

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 forever, against itself and its successors, and against every person whatsoever lawfully claiming or to claim the same or any part thereof.

This deed is subject to the following restrictions, which shall apply for a period of twenty-five years from date thereof:

First: The property herein conveyed or any part thereof is not to be sold, rented or otherwise disposed of to persons of African descent.

Second: No liquor or Ardent spirits are to be sold on the property.

Third: No dwelling house shall be built thereon 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 the said plat, which is *fifteen* feet from the street.

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

Seventh: The Company reserves the right to lay or place or authorize the laying or placing of electric or other street car tracks, sewer, gas and water pipes, telephone or electric light poles, or any other work or instruments of public utility, on or in any of the streets as shown on the plat of this property without compensation to any lot owner.

In event of a violation by the purchaser of the first restriction above, the title of this tract shall revert to Grantor, except as against lien creditors; and in event of a violation of any of the other above provisions, the Grantor shall have the right to enforce the same by proper procedures.

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 *J. Theo. Solomons, Jr.*, Secretary, and *W. D. Browning*, Treasurer.

on this the *7th* day of *April* in the year of our Lord one thousand, nine hundred and *twentysix* and in the *one hundred forty-sixth* year of the sovereignty and independence of the United States of America.

Signed, sealed and delivered in the presence of: *W. P. Henderson*, *W. D. Browning*, *Stamps \$1.50*

STATE OF SOUTH CAROLINA,

County of }
Greenville

Personally appeared before me *W. P. Henderson*, and made oath that *he* saw *T. F. Hunt* as *Secretary* of *Mountain View Land Co.* 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 *W. D. Browning* witnessed the execution thereof.

Sworn to before me this *7th* day of *April*, A. D. 19*22*.

W. P. Browning, Notary Public for S. C. (L. 158)

Recorded for *April 10th* 19*22*

STATE OF SOUTH CAROLINA,

County of }
Greenville

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In section about two and one-half miles North of the City of Greenville, known as San Souci and being known and designated as Lots Nos. 104-105-106-107-108-109-110-111-112-113-114-115-116-117-118-119-80 and 92, of Mountain View Land Co.'s property as shown by plat of same, recorded in R.M.C. Office for Greenville County in Plat Book A, pages 396 and 397 and having such metes, bounds, courses and distances as shown on said plat.

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 forever, against itself and its successors, and against every person whatsoever lawfully claiming or to claim the same or any part thereof.

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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, Pres. & Treas. and *J. Theo. Solomons, Jr.*, Secretary.

on this the *7th* day of *April* in the year of our Lord one thousand, nine hundred and *twenty-two* and in the *one hundred forty-sixth* year of the sovereignty and independence of the United States of America.

Signed, sealed and delivered in the presence of: *W. P. Henderson*, *W. D. Browning*, *Stamps \$1.50*

STATE OF SOUTH CAROLINA,

County of }
Greenville

Personally appeared before me *W. P. Henderson*, and made oath that *he* saw *T. F. Hunt* as *President & Treasurer* and *J. Theo. Solomons, Jr.* as *Secretary* of *Mountain View Land Co.* 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 *W. D. Browning* witnessed the execution thereof.

Sworn to before me this *7th* day of *April*, A. D. 19*22*.

W. P. Browning, Notary Public for S. C. (L. 158)

Recorded for *April 15th* 19*22*