

THE STATE OF SOUTH CAROLINA,

COUNTY OF GREENVILLE

KNOW ALL MEN BY THESE PRESENTS, That We, The Mountain View Land Company, of the State and County aforesaid a corporation chartered under the laws of the State of South Carolina and having its principal place of business at Greenville S.C. in the State of South Carolina for and in consideration of the sum of Six Hundred (\$600.00) 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 W. W. Edwards

All that certain lot, or tract of land, situate in the County and State aforesaid, known as Lots No. 56 and 57, in Block "B", as shown on the map of Mountain View Land Company, as surveyed by W.A. Adams, February 1910. Recorded in the office of R.M.C., Greenville County State aforesaid, and having the following metes and bounds, to-wit: Commencing at a pin at the joint corners of lots No. 57 and 58, on Bailey Street, and running thence S. 89-30 E. 145 feet to a pin at joint corner of lots Nos. 57 and 58 to a ten foot alley, and thence along said alley N. 11-30 W. 50 feet to the joint corner of lots 56 and 57; thence along ten foot alley in a Northwesterly direction 185 feet to a pin to joint corners of said alley and Green Street; thence S. 35-25 W. 7 feet to a pin to corner of Bailey and Green Street; thence S. 11-30 E. 150 feet to pin at the beginning corner.

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

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 \$750.00, but any person may use two or more lots for placing one residence thereon.

Fourth- No buildings shall be placed nearer the street than the building line shown on said plat, which is 15 ft.

Fifth- That no use shall be made of the lot sold, or any part thereof, which will 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 the lots in any other direction than that shown on the 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 or water pipes or electric conduits, or pipes, telephone or electric light poles, or any work or instruments of 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 violation by the purchaser, of the first provision above, title to the lot shall revert to the grantor, except as against lien creditors, and that in event of violation of any of the other provisions above, 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 hereinafter 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 hereinafter 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 Seventeenth day of February in the year of our Lord one thousand nine hundred and twelve and in the one hundred and forty 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 } Mt. View Land Co.
J. P. Ballenger, Jr. } P. P. Hunt, Pres. & Treas.
and J. P. Ballenger, Jr. } and



Revenue Stamps Cancelled, \$ _____ and _____ cents.

STATE OF SOUTH CAROLINA,
County of Greenville
PERSONALLY appeared before me J. P. Ballenger and made oath that he saw the within named Mountain View Land Co. by its duly authorized officers P. P. Hunt Pres. & Treas. of _____ a corporation chartered under the laws of the State of _____ sign, seal with its corporate seal, and as the act and deed of said corporation deliver the within written deed, and that _____ he with J. P. Ballenger, Jr. witnessed the execution thereof.



SWORN to before me, this 17th day of February A. D. 1912 } J. P. Ballenger
J. P. Ballenger, Jr. (SEAL.)
Notary Public for South Carolina.

Recorded November 4th 10:37 A.M. 1925

END OF Doc.