

STATE OF SOUTH CAROLINA

TITLE TO REAL ESTATE

COUNTY OF GREENVILLE

WHEREAS, the Tryon Development Company has subdivided a certain tract of land in the State and County aforesaid into parcels or lots, surrounding a projected lake to be known as Lake Lanier; and

WHEREAS, the parties desire for the benefit of their own property, and for the benefit of future purchasers and owners of the land shown within the lines of the plat hereinabove referred to, that the same shall be developed, and for a time hereafter used exclusively for residential purposes with certain exceptions and subject to certain reservations, conditions and restrictions hereinafter set out:

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS, That the Tryon Development Company, a corporation, duly organized and chartered under and by virtue of the laws of the State of South Carolina, in consideration of the above recitals and of the covenants herein and of the sum of

Five thousand and other considerations Dollars, to it in hand paid by L. E. Wilson, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release, (subject, nevertheless, to the exceptions, reservations, conditions and restrictions hereinafter set out), unto the said L. E. Wilson

All that lot piece or parcel of land in the County of Greenville, State of South Carolina, known and designated as Lot Number 332

of Plat Number 16 of the property of the Tryon Development Company, known as LAKE LANIER, made by George Kershaw, C. E., and duly recorded in the office of the Register of Meigs Conveyance for Greenville County, in Plat Book Number 15 Page - said lot having a frontage of 36 feet, a rear width of 66.7 feet, and a depth of 269

feet on one line and 277 feet on the other, as will more fully appear from the said plat, reference being hereby made to the record thereof for a more particular description of the lot herewith conveyed.

TOGETHER with the right of enjoyment of privileges and facilities afforded by Lake Lanier, an artificial water, as projected on said plat, for lawful aquatic sports, boating, bathing, swimming and fishing; and together with the further right to erect for the use of the owner of the above described lot a boat house and wharf or landing at some appropriate location on the margin of said Lake, the said location and the size, plans and specifications of said boat house and wharf or landing to be subject to approval of grantor; but nothing herein contained shall privilege a nuisance or license the pollution of the said Lake, its inlets, outlets, or beaches, nor authorize any unlawful, offensive or boisterous conduct, or the use of the said Lake by any person inexperienced in swimming; it being expressly stipulated that the grantor herein, its shareholders or successors, shall not be liable to any lot owner or any other person for any damage or injury sustained in the exercise of the said privileges and facilities, or by reason hereof.

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 said

L. E. Wilson, his heirs and assigns, against itself and its successors and all persons lawfully claiming or to claim the same, or any part thereof.

THIRD: That no use shall be made of any lot which, in the opinion of the grantor herein, will constitute a nuisance, or prove in any way noxious or offensive to the neighboring inhabitants, or injure the value of neighboring lots.

FOURTH: That no dwelling house shall be built on the above described lot to cost less than Three Thousand Dollars; that no residence, garage, or other building whatsoever shall be erected on said lot until, and unless, the plans and specifications thereof have been submitted to and approved by the grantor herein, or its successors; that the buildings on said land shall be erected on or within the building line, or the house location, as the case may be, as shown and indicated on the plat hereinabove referred to, and in strict accord with the plans and specifications so required to be submitted and approved, and

SIXTH: That the parties hereto, their successors, heirs and assigns, will not, during the term of twenty-one years from April 1, 1925, subdivide, sell or convey any part or parcel of said lots, less than the whole of each thereof, as shown on said plat (the grantor hereby expressly reserving the right, however, to sell and convey on said plat, and the further right to determine the size and shape of lots sold for other than residential purposes).

IN WITNESS WHEREOF the said Tryon Development Company has caused these presents to be signed by its duly authorized officers, and its corporate seal to be thereto affixed, this 10th day of July in the year of our Lord one thousand nine hundred and Twenty-five and in the one hundred and fifteen year of the Independence of the United States of America.

Signed, Sealed and Delivered in the Presence of: W. D. Holland, Betty Brown, P. D. Wright, L. B. Wright, Lucy



U. S. Stamps Cancelled, \$ 1 and 20 cents B. C. Stamps Cancelled, \$ 2 and 00 cents

STATE OF North Carolina County of Polk

PERSONALLY appeared before me W. D. Holland and made oath that he saw the within named Tryon Development Company, by P. D. Wright its President and L. B. Wright its Secretary sign, affix the corporate seal and as its corporate act and deed, deliver the foregoing deed; and that he, with Betty Brown witnessed the execution thereof.

Sworn to before me, this 10th day of July 1925 Bratton Kephart (L. S.) W. D. Holland



NOTARY PUBLIC My commission expires April 2, 1927

STATE OF North Carolina County of Polk FOR VALUE RECEIVED W. W. A. Fisher & Lee R. Fisher hereby releases the within described real estate from the lien of a certain mortgage given by the Tryon Development Company to

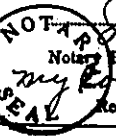
dated the 25th day of April 1925, and recorded in the office of the Register of Meigs Conveyance for Greenville County in Mortgage Book 86, at Page 251

Witness my hand and seal, this 11th day of July 1925 Signed, Sealed and Delivered in the Presence of: W. D. Holland, Betty Brown, W. A. Fisher (seal), Lee R. Fisher (seal), By W. A. Fisher atty. (SEAL)

STATE OF North Carolina County of Polk

PERSONALLY appeared W. D. Holland and made oath that he saw the above named W. A. Fisher, Lee R. Fisher by W. A. Fisher atty. sign, seal, and as his act and deed deliver the foregoing release, and that he, with Betty Brown witnessed the execution thereof.

Sworn to before me, this 11th day of July 1925 J. B. Hester (L. S.) W. D. Holland



NOTARY PUBLIC My commission expires May 18, 1927, 8:10 o'clock, A. M. recorded Sept. 28 1925