

STATE OF SOUTH CAROLINA

TITLE TO REAL ESTATE

WHEREAS the Tryon Development Company has subdivided a certain tract of land in the State and County aforesaid into parcels or lots, surrounding a pond...

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...

for and in full consideration of the sum of \$1000.00, to him in hand paid by W. F. Smith, the grantor hereof, and by these presents does grant, bargain, sell and release...

All that lot piece or parcel of land in the County of Greenville, State of South Carolina, known and designated as Lot Number 254

Plat Number 21 of the property of the Tryon Development Company known as LAKE LANIER, made by George Kerhaw, C. E. and duly recorded in the office of the Register of Meuse Conveyance for Greenville County...

more particular description of the lot herewith conveyed.

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 W. F. Smith, his heirs and assigns.

And the said Tryon Development Company, does hereby bind itself and its successors to warrant and forever defend all and singular the said premises unto the said W. F. Smith, his heirs and assigns...

FIRST: That the property hereby conveyed, or any part thereof, is not to be sold, rented, leased or otherwise disposed of to any person of African descent.

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...

FOURTH: That no dwelling house shall be built on the above described lot to cost less than Three Thousand Dollars...

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...

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...

SEVENTH: That the grantor herein reserves the right to lay, erect and maintain, or authorize the laying, erecting and maintaining of sewer, gas, and water pipes, electric conduits or pipes...

EIGHTH: That no surface closet or other unsanitary device for the disposal of sewage shall ever be installed or maintained on the lot herewith conveyed, until such time as the grantor herein shall have the right to connect to and use the same...

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...

Signed, Sealed and Delivered in the Presence of: W. M. Hester, H. P. Grove



TRYON DEVELOPMENT COMPANY P. B. Wright, Pres. R. B. Wright, Secy

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

STATE OF North Carolina County of Henderson

PERSONALLY appeared before me W. M. Hester and made oath that he saw the within named Tryon Development Company, by P. B. Wright, its President and R. B. Wright, its Secretary...

Notary Public P. Grove (L. S.) Henderson, Co., N.C. My commission expires July 7th, 1926

STATE OF North Carolina County of Polk

FOR VALUE RECEIVED 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 us

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

Witness my hand and seal, this 11th day of June 1925 Signed, Sealed and Delivered in the Presence of: W. M. Hester, 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. M. Hester 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 atty. and deed deliver the foregoing release, and that he, with Betty Brown, witnessed the execution thereof.

Sworn to before me, this 11th day of June 1925 Notary Public J. B. Welter (L. S.) Polk County, N.C. My Commission expires May 18, 1927 Recorded Sept 28 1925 at 8:10 o'clock, A.M.

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...