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STATE OF....

PERSONALLY appeared.

Recorded File 3Ad

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TITLE TO REAL ESTATE

mounty of treamville WHEREAS, the Town Development Journary has sundivided a nortain tract of land in the State and County aforesaid into parcels or lots, surplement lake to be unjust to lake hannest and VARIABLE for commentering on the sensity of their sensity metals for the benefit of future purchasers and owners of the land shown within the lines of the fast terms to commit of the same small be terespect, and for a time benefit used enclusively for residential purposes with certain exceptions and subject to terms to commit or and interesting terms. 19.79 THE LEWIS CO. SHOW ALL MEN BY THESE PRESENTS. That the Tiron Development Company, a corporation, duly organized and chartered under

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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, a hoating, 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 adults a subject to approval of grantor; but nothing herein contained shall privilege a nuisance or license the pollution of the said boat house and wharf or landing 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 grantor herein, its shareholders or successors, shall not be liable to any lot owner or any other person for any damage or injury austained in the exercise of the said

TOGETHER with all and singular the rights, members, heredita TO HAVE AND TO HOLD, All and singular, the premises before mentioned unto the said El Wel Sudlaws here 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 And the said Tryon Development Company, does hereby bind itself and its successors to warrant and torever neighbor and singular the said premises and singular the said premises and assigns, against itself and its successors and all persons lawfully claiming, or to claim the same, or any part thereof.

This conveyance is made subject to the following conditions, restrictions and covenants running with the land, for a violation of the first of which the title shall 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. SECOND: That the property hereby conveyed, is to be used for residential purposes only for a period of Twenty-one years after April 1, 1925, but this shall not desirable in the opinion of grantor, in promoting said development, the right to do so being hereby expressly reserved by grantor.

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 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 he, as shown and indicated on the plan thereinabove referred to, and in strict accord with the plans and specifications so required to be submitted and approved, and shall face or front on the street or road on which the lot herewith conveyed is shown to front by the plat aforesaid.

FIFTH: That not more than one residence shall be erected on each lot or parcel as shown by said plat, PROVIDED, HOWEVER, that in addition to one residence, there may be erected a garage and servant's quarters, (the plans for which are to be first approved as hereinabove provided) in keeping with the premises, ing lot not owned by the owner of the land hereinabove described.

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 very any part or parcel of any lots, less than the whole of each thereof, as shown on said plat (the grantor hereby expressly reserving the right, however, to sell and conson said plat, and the further right to determine the size and shape of lots sold for other than residentiol purposes.)

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 ing said property, with connecting links for the same along the back and side lines of the lot above described, and to grade surface, and repair the said roadways, streets or alleys border-streets and alleys, without compensation to any lot owner for any damage sustained thereby.

EIGHTH: That no surface closet or other unsanitary device for disposal of sewerage, shall ever be installed or maintained on the lot herewith conveyed, grantor herein agreeing that upon the written request of the owner of said lot made at any time within three years after the date of execution of this deed, grantor HOWEVER affixed, this 22 nd day of January twenty-Six and in the one hundred and fiftieth year of the Independence of the United States of America. Signed, Bealed and Delivered in the Presence of: TRYON DEVELOPMENT COMPANY, By A Chright Tree Clarence peters J. B. weight, Secy. U. S. Stamps Cancelled, \$ 1,00 and 50 cents, S. C. Stamps Cancelled, \$ 3.00 and STATE OF MArch Carolina PERSONALLY appeared before me 11144 (12. Socretary, sign, affix the corporate seal and as its corporate act and deed, deliver the foregoing deed; and that he, with Clarence Pettico A January
Charene peters (L. S.) Notary Public Winderson County, n. C. mac Frace My commission expires Dec 13, 1926 0 STATE OF. County of... hereby releases the within described real estate from the lien of a certain mortgage given by the Tryon Development Company no release required Conveyance for Greenville County in Mortgage Book Witness my hand and seal, this(SEAL) Signed, Sealed and Delivered in the Presence of: ..(SEAL.) ..(SEAL.)

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...(L. S.)