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, 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 to be subject to approval of grantor; but nothing herein contained shall privilege a misance or license the pollution of the said Lake, its inlets, outlets, or beaches, the 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, hereditaments and appurtenances to the said neemises belonging or in anywise incident or ap	
	pertaining.
TO HAVE AND TO HOLD, All'and singular, the premises before mentioned unto the said.	ent
And the said Typon Development Company, does hereby bind itself and its successors to warrant and forever defend all and singular the said premises	
And the said Toron Development Company, does hereby bind itself and its successors to warrant and forever defend all and singular the said premises	unto the
said Against itself and its successors and all persons lawfully claiming, or to clim the same, or any part thereof. This conveyance is made subject to the following conditions, restrictions and coverants running with the land, for a violation of the first of which the 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 of the first of which the second successors or assigns, or to be sold, rented, leased or otherwise disposed of to any person of African of the second successors or assigns, or to be sold, rented, leased or otherwise disposed of to any person of African of the second successors or the second successors or assigns, accept as against line creditors, to-wit:	***********
This conveyance is made subject to the following conditions, restrictions and coverants running with the land, for a violation of the first of which the immediately revert to the grantor, its successors or assigns, except as against lien creditors to wife	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 of 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 be taken to prevent the grantor herein from designating certain lots of this development or any future addition thereto. (or business supports to for other the grantor herein from designating certain lots of this development or any future addition thereto. (or business supports to for other the grantor herein from designating certain lots of this development or any future addition thereto.	lescent.
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 to the neighboring inhabitants, or injure the value of neighboring lots.	offensive
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 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 approperation on the street or road on which the lot herewith conveyed is shown to front by the plat aforeasid. FIFTH: That not more than one residence shall be creeded on each lot or parcel as shown by said plat, PROVIDED, HOWEVER, that in addition 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	approved
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 appropriate the plans and specifications so required to be submitted and appropriate the plans and specifications so required to be submitted and appropriate the plans and specifications so required to be submitted and appropriate the plans and specifications so required to be submitted and appropriate the plans and specifications so required to be submitted and appropriate the plans and specifications are required to be submitted and appropriate the plans and specifications are required to be submitted and appropriate the plans and specifications are required to be submitted and appropriate the plans and specifications are required to be submitted and appropriate the plans and specifications are required to be submitted and appropriate the plans are plant and appropriate the plans are required to be submitted and appropriate the plant appropriate the plant and appropriate the plant appropriate to be submitted and appropriate the plant	oved, and
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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 and residence built thereon, of sightly appearance and appropriate location, within the building line and not nearer than five feet to any side or back line of an 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 of any part or parcel of said lots, less than the whole of each thereof, as shown on said plat (the granter hereby expressing the side), subdivide, sell of	y adjoin-
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 of the superior 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 on said plat, and the further right to determine the size and shape of lots sold for other than residential purposes.) SEVENTH: That the grantor herein reserves the right to lay, erect and maintain, for authorize the laying, erecting and maintaining of sewer, gas, as pipes, electric conduits or pipes, telegraph, telephone and electric light poles, and any other such public utilities, on or in any of the roadways, streets or alleys said properly, 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 reflects and alleys, without compensation to any lot owner for any damage sustained thereby.	and con-
on said plat, and the further right to determine the size and shape of lots sold for other than residential purposes.) SEVENTH: That the grantor herein reserves the right to lay erect and maintain for purposes has been a properly and maintain for purposes.	s shown
pipes, electric conduits or pipes, telegraph, telephone and electric light poles, and any other such public utilities, on or in any of the roadways, streets or alleys 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 reprise or alleys	nd water 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 the disposal of severage shall ever be installed or maintained on the lot herewith grantor herein agreeing that upon the written request of the owner of said lot made as any time within three weeks after the distinction.	conveyed.
will install on said lot a septic tank, or other sanitary device for disposal of sewerage, and said owner shall have the right to connect to and use the same; PRO	granter VIDED.
one or more owners of other lots, of grant themshe right to so connect according to the pagein of said sentic tank or other sanitar	y device
EIGHTH: That no surface closet or other unsanitary device for the disposal of sewerage shall ever be installed or maintained on the lot herewith or 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, will install on said lot a septic tank, or other sanitary device for disposal of sewerage, and said owner shall have the right to connect to and use the same; PRO HOWEVER, that in such event, grantor is to have the right, without reimbursement to the owner of said lot, to connect to said septic tank or other sanitar one or more owners of other lots, of grant their the said to be a said to be signed as the said species of the said species	e thereto
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Signed, Scaled and Delivered in the Presence of:	America.
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STATE OF. County of. FOR VALUE RECEIVED According to the lien of a certain mortgage given by the Tryon Development Company to. dated the dated the day of the Register of Conveyance for Greenville County in Mortgage Book. Witness my hand and seal, this day of Signed, Sealed and Delivered in the Presence of: (Signed, Sealed and Delivered in the Presence of: STATE OF Tath Caratinal County of Personally appeared Lightly Miles and that the first saw the above named and seal, that the first saw the above named in the first saw the save and that the saw the save named seal, and that the witnessed the exception thereof.	eal) eal)
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