

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 pond...

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...

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...

callow and other considerations Dollars.

to be paid by Anna Rena Blake

the trustee, bargain, sell and release, (subject, nevertheless, to the exceptions, reservations, conditions and restrictions hereinafter set out), unto the said Anna Rena Blake

All that lot or parcel of land in the County of Greenville, State of South Carolina, known and designated as Lot Number 1488, 1489

of Plat Number 9 of the property of the Tryon Development Company known as LAKE LANIER, made by George R. Shaw, C. E. and duly recorded in the office of the Register of Deeds for Greenville County, in

Plat Book Number 9 Page said lot having a frontage of 54.3 54.3

feet a rear width of 18.7 17.9

feet and a depth of 158.5 155

155 E. 159 E

in the other as will more fully appear from the said plat, reference being hereby made to the record thereof for

The seller guarantees that the road in front of the above described property will be paved with a type of water-bound macadam road, that water rights and a form of sewerage will be made desirable.

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...

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 Anna Rena Blake her

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

FIRST: 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 be taken to prevent the grantor herein from designating certain lots of this development or any future addition thereto for business purposes or for other purposes

SECOND: 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, 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 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 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 and residence built thereon, of slightly appearance and appropriate location, within the building line and not nearer than five feet to any side or back line of any adjoining lot not owned by the owner of the land hereinabove described.

SIXTH: That the parties hereto, their 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 any lot within said block, in connection and merged with any adjoining lot, so as to create one or more lots of larger area than as shown 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, or authorize the laying, erecting and maintaining of sewer, gas, and water 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 bordering 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 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 sewage shall ever be installed or maintained on the lot herewith conveyed, will install on said lot a septic tank, or other sanitary device for disposal of sewage, and said owner shall have the right to connect to and use the same; PROVIDED, 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 sanitary device, one or more owners of other lots, or grant them the right to so connect, according to the capacity of said septic tank or other sanitary device.

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 18th day of August in the year of our Lord one thousand nine hundred and

twenty-five and in the one hundred and fiftieth year of the Independence of the United States of America.

Signed, Sealed and Delivered in the Presence of: H. L. Shelmitt, Betty Brown, L. B. Wright, Pres., L. B. Wright, Secy.

TRYON DEVELOPMENT COMPANY, U. S. Stamps Canceled, \$ 2 and 00 cents, B. C. Stamps Canceled, \$ 4 and 00 cents.

STATE OF North Carolina, County of Henderson, PERSONALLY appeared before me H. L. Shelmitt and made oath that he saw the within named Tryon Development Company, by L. B. Wright its President and L. B. Wright its Secretary and Betty Brown, 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 18 day of August 1925. Clarence Peters (L. S.) Notary Public, Henderson County, H. L. Shelmitt. My commission expires Dec. 13, 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 Deeds Conveyance for Greenville County in Mortgage Book 86 at Page 251.

Witness my hand and seal, this day of August 1925. Signed, Sealed and Delivered in the Presence of: W. A. Fisher (SEAL), Lee R. Fisher (SEAL), W. A. Fisher (SEAL), H. L. Shelmitt, Betty Brown.

STATE OF North Carolina, County of Henderson, PERSONALLY appeared H. L. Shelmitt and made oath that he saw the above named W. A. Fisher & Lee R. Fisher by W. A. Fisher, 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 18 day of August 1925. Clarence Peters (L. S.) Notary Public, Henderson County, H. L. Shelmitt. My commission expires Dec. 13, 1926. Recorded May 29 1925 at 10 o'clock, A.M.

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