

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 boundaries...

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...

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 Dollars...

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...

of the Name of the property of the Tryon Development Company known as LAKE LAMER, made by George Kershaw, C. E. and duly recorded in the office of the Register of Mense Conveyance for Greenville County, in...

Plat Book Number 2 Page 41 said lot having a frontage of ... feet, a rear width of ... feet, and a depth of ... feet...

more particular description of the lot or lots so conveyed, as will more fully appear from the said plat, reference being hereby made to the record thereof for...

Handwritten note: said lot comprise a portion of the East Lake... 33 feet depth on one side... 92 feet... Greenville County...

TOGETHER with the right of enjoyment of privileges and facilities afforded by Lake Lamer, an artificial water, as projected on said plat, for boating, fishing, 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 Allen J. Gurney and 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 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, 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, or any part thereof, 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 for residential purposes only for a period of Twenty-one years after April 1, 1925...

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...

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...

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 any lot within said block, in connection and merged with any adjoining lot, to create one or more lots of larger area than as shown on said plat...

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...

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, and the grantor herein agrees 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 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...

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 15th day of October, 1927, in the year of our Lord one thousand nine hundred and twenty seven...

Signed, Sealed and Delivered in the Presence of: J. B. Hester, Jr. F. P. Bacon, President A. H. Conrad, Sec'y

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

STATE OF North Carolina County of Polk

PERSONALLY appeared before me J. B. Hester, Jr. and made oath that he saw the within named Tryon Development Company, by F. P. Bacon its President and A. H. Conrad its Secretary...

Sworn to before me this 18th day of October, 1927

Notary Public, Polk Co., N. C. My commission expires May 18, 1929

STATE OF ... County of ... no release required

FOR VALUE RECEIVED hereby releases the within described real estate from the lien of a certain mortgage given by the Tryon Development Company to...

dated the ... day of ... 1927, and recorded in the office of the Register of Mense Conveyance for Greenville County in Mortgage Book ... at Page ...

Witness my hand and seal, this ... day of ... 1927 Signed, Sealed and Delivered in the Presence of: (SEAL) (SEAL) (SEAL)

STATE OF ... County of ... PERSONALLY appeared ... and made oath that he saw the above named ... sign, seal, and as his act and deed, deliver the foregoing release, and that he, with ... witnessed the execution thereof.

Sworn to before me, this ... day of ... 1927 (L. S.)

Notary Public Recorded Dec 16th 1927 at 3:50 o'clock, P. M.