

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 hereinafter referred to...

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 consideration of the sum of Ten Dollars and other valuable considerations, to it in hand paid by Lydia Van Wyck Shuford...

All that lot, piece or parcel of land in the County of Greenville, State of South Carolina, known and designated as Lot Number 130

of Map Number of the property of LAKE LANIER, made by George Kershaw, C. E., and duly recorded in the office of the Register of Mesne Conveyance for Greenville County, in Plat Book Number 8, Page 25 to 64...

Book, of page width of... Book, and a depth of...

here as one whole acre... from the office, as will more fully appear from the said plat, surveys being hereby made to the record thereof for a more particular description of the lot hereinafter conveyed.

[Large blank area for recording details or notes]

TOGETHER with the right of enjoyment of privileges and facilities afforded by Lake Lanier, an artificial water, as presented 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 Lydia Van Wyck Shuford

And the said Tryon Development Company, does hereby bind itself and its successors and assigns, heirs and assigns, against itself and its successors and assigns, heirs and assigns, to warrant and forever defend all and singular the said premises unto the said Lydia Van Wyck Shuford, her heirs and assigns.

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 immediately revert to the grantor, its successors or assigns, except as against lien creditors, to-wit: 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...

FOURTH: That no dwelling house shall be built on the above described lot to cost less than One Thousand and no/100 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...

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.

Notary Public section with signature of Rose E. Wilcox and H. L. Wallace, and the Tryon Development Company represented by J. P. Bacon and W. M. Hester.

U. S. Stamps Cancelled, \$ and cents. Executed before April 1930.

STATE OF N. C. County of Polk. PERSONALLY appeared before me Rose E. Wilcox and made oath that he saw the within named LAKE LANIER Company, by J. P. Bacon, Pres. and W. M. Hester, Sec. H. L. Wallace sign, affix the corporate seal and as its corporate act and deed, deliver the foregoing deed; and that she, Rose E. Wilcox, witnessed the execution thereof.

Sworn to before me, this 7th day of June 1929. Notary Public Polk Co., N. C. My commission expires May 18th, 1930. [Notary Seal]

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 1929, and recorded in the office of the Register of Mesne Conveyance for Greenville County in Mortgage Book at Page... Witness my hand and seal, this day of 1929. 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 1929. Notary Public (L. S.) Recorded February 13 1931 at 12:30 o'clock P. M.

LAND OF