

TITLE TO REAL ESTATE

STATE OF SOUTH CAROLINA,
County of Greenville.

KNOW ALL MEN BY THESE PRESENTS, That Richards Realty Company,

a corporation chartered under the laws of the State of South Carolina and having its principal place of business at Lake Lanier in the State of North Carolina for and in consideration of the sum of Three Hundred and no/100 (\$300.00) DOLLARS,

to it in hand duly paid at and before the sealing and delivery of these presents by the grantee(s) hereinafter named (the receipt whereof is hereby acknowledged) has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto Bismark Capps, President,

Nelson Jackson, Jr., Vice President and W. Y. Gardner, Treasurer; Ex Officio Trustees of The Piedmont Council Boys Scouts of America, Incorporated:

All that certain piece, parcel or lot of land-situate, lying and being on the Northwest side of West Lake Shore Drive in Glassy Mountain Township, Greenville County, South Carolina, known and designated as Lot No. 1513 on plat made by George Kershaw, C. E., recorded in the R. M. C. Office for Greenville County, S. C., in Plat Book G, at pages 52 and 53, said lot fronting 50 feet on the Northwest side of West Lake Shore Drive, running back to a depth of 160 feet on the Northeast side and to a depth of 157.5 feet on the Southwest side and being 51 feet wide at the rear, and being known as a portion of the Lake Lanier property.

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 or landing at some appropriate location on the margin of said Lake, the said location and the size, plans and specifications of said boat house and wharf or landing to be subject to approval of grantor; but nothing herein contained shall privilege a nuisance or license the pollution of the said Lake, its inlets, outlets, or beaches, nor 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 the grantor herein, its shareholders or successors, shall not be liable to any lot owner or any other person for any damage or injury sustained in the exercise of the said privileges and facilities, or by reason hereof.

This property is conveyed subject to the following restrictions:

1. 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.

2. That the property hereby conveyed is to be used for residential or camp purposes only for a period of twenty-one years from date hereof; 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 desirable in the opinion of grantor, in promoting said development, the right to do so being hereby expressly reserved by grantor.

3. 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.

4. That the parties hereto, their successors, heirs and assigns, will not, during the term of twenty-one years from date hereof, subdivide, sell or convey any part or 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 and 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.)

5. 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.