

TITLE TO REAL ESTATE

KEYS PRINTING CO., GREENVILLE, S. C.

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 South Carolina for and in consideration of the sum of Twenty-Five Hundred Fifty and no/100 (\$2550.00) 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 Bismarck Capps, President, Nelson Jackson, Jr., Vice President and W. Y. Gardner, Treasurer, Ex-Officio Trustees of the Piedmont Council Boy Scouts of America, Inc.

All those pieces, parcels or lots of land situate, and being in Glassy Mountain Township, in the County of Greenville, State of South Carolina and being known as designated as Lots Nos. 1585, 1586, 1588, 1589, 1590, 1591, 1592, 1593, 1594, 1595, 1596, 1597, 1598, 1599, 1600, 1601, 1602, 1603, 1604, 1605, 1606, 1607, 1608, 1609, 1610, 1611, 1612, 1613, 1614, 1616, 1617, 1618, 1635 and 1636 as shown on a plat of a portion of Lake Lanier Development dated September 21, 1925, prepared by George Kershaw, C. E., and recorded in Plat Book G, at page 53 in the R. M. C. Office for Greenville County, S. C. reference to which plat is hereby made for a more complete description.

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 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, 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 conveyed is to be used for residential purposes for a period of 21 years from the 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.

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 the parties hereto, their successors, heirs and assigns, will not, during the term of twenty-one years from the 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, shape of lots sold for other than residential purposes.)

FIFTH: 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 alley bordering said property, with connection links for the same along the back and side lines of the lot above described and to grade surface, and re-