

TITLE TO REAL ESTATE

THE STATE OF SOUTH CAROLINA, }
County of Greenville.

KNOW ALL MEN BY THESE PRESENTS, That I, James W. Fowler,

.....in the State aforesaid,
.....in consideration of the sum of
Five Hundred and 00/100 (\$500.00) Dollars

to mein hand paid
at and before the sealing of these presents by
A. Simon

(the receipt whereof is hereby acknowledged) have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto the said

A. Simon, his heirs and assigns forever,

"One certain piece, parcel or lot of land, situate, lying and being on the South side of Mermaid Court at Lake Lanier, in Glassy Mountain Township, Greenville County, South Carolina, shown as Lot 1101 on Plat of Lake Lanier property made by George Kershaw, Engineer, June 9, 1925, recorded in the R. M. C. Office for Greenville County, S. C., in Plat Book G, at page 35, said lot having a frontage of 50 feet on the South side of Mermaid Court running back to a depth of 98 feet on the Northeast side and a depth of 65 feet on the West side and being 103 feet more or less in width in the rear, reference being made to said plat for a more detailed description thereof.

Lot 1101 was conveyed to the grantor, Richards Realty Company, by deed of M. A. Richards, dated February 1, 1938, recorded in the R. M. C. Office for Greenville County, in Deed Book 197, at page 102."

TOGETHER with the right of enjoyment of privileges and facilities afforded by Lake Lanier, and 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 lots 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 breaches, 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 damages or injury sustained in the exercise of the said privileges and facilities, or by reason hereof.

This property is conveyed subject to the following building restrictions:

FIRST: That the property herein conveyed, or any part thereof, is not to be sold, rented, leased, or otherwise disposed of to persons of African descent.

SECOND: That the property hereby conveyed is to be used for residential 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 the 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 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, 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 further right to determine the size and 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 the sewer, gas, and water pipes, electric conduits (see other side of page for balance)