

TITLE TO REAL ESTATE

LANIER REALTY COMPANY

STATE OF SOUTH CAROLINA

GREENVILLE COUNTY

TITLE TO REAL ESTATE.

KNOW ALL MEN BY THESE PRESENTS, That the Lanier Realty Company, a Corporation, duly organized and chartered under and by virtue of the laws of the State of South Carolina, in consideration of the covenants herein and of the sum of Seven Hundred Seventy-Five (\$775.00) Dollars to it in hand paid by Raymond O. Deal 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 Raymond O. Deal, his heirs and assigns, forever,

All that lot, piece or parcel of land in the County of Greenville, State of South Carolina, known and designated as Lot Number 623 on the plat of the property of the Tryon Development Company, known as Lake Lanier, made by George Kershaw, C. E., and duly recorded in the Office of Register of Mesne Conveyance for Greenville County in Plat Book H at Page 3, said lot having a frontage on East Lake Shore Drive of 46.5 feet, a rear width of 64.6 feet, and depth of 153.4 feet on one line and 140 feet on the other, as will more fully appear from the said plat, reference being hereby made to the record thereof for a more particular description of the lot herewith conveyed.

TOGETHER WITH THE RIGHT, privilege, and easement to construct a boathouse, wharf or landing, upon a lot 20 feet wide at some appropriate location on the margin of LAKE LANIER, the exact location to be determined by the Grantor. PROVIDED, however, this easement shall not become effective until the plans and specifications for said boathouse, wharf or landing are submitted and approved by Grantor.

TOGETHER with the right of enjoyment of privileges and facilities afforded by Lake Lanier for lawful aquatic sports, boating, bathing, swimming and fishing, subject, however, to all rules and regulations prescribed or promulgated by the grantor, or its successors, from time to time; but nothing herein contained shall permit or privilege a nuisance or license the pollution of said Lake, its inlets, outlets, or beaches, nor authorize any unlawful, offensive, or boisterous conduct, or the use of 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 other person, for any damage or injury sustained in the exercise of said privileges or facilities, or by reason hereof.

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 Raymond O. Deal, his heirs and assigns.

And the said Lanier Realty Company does hereby bind itself and its successors to warrant and forever defend all and singular the said premises unto the said Raymond O. Deal, his Heirs and assigns, against itself and its successors and all persons lawfully claiming, or to claim the same, or any part thereof.

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: