

STATE OF SOUTH CAROLINA)
 COUNTY OF GREENVILLE)
 R.M.C.)
 BOND FOR TITLE

KNOW ALL MEN BY THESE PRESENTS: That Mountain Lake Colonies, Inc., incorporated under the laws of South Carolina, has for value received, agreed to sell to E. C. Frierson and E. O. Frierson:

(a) Lot 8-E exclusive of a strip 20 feet in width along the northern edge thereof; also the northern 20 feet strip from Lot 8-D acquired by them from Mrs. Agatha M. Hill giving them a total frontage of 100 feet on Lake Drive as per plat referred to below.

(b) Also the southern 80 feet of Lot 8-D, this being the remaining portion thereof and the northern 50 feet of Lot 8-C, making a total frontage under (b) of 130 feet with the rear line of the same length.

This Bond For Title under the two above sub-divisions covers all of Lot 8-E except a strip 20 feet in width along the line thereof, all of Lot 8-D and the northern half of Lot 8-C as shown on a map of the properties of Mountain Lake Colonies, Inc., prepared by W. D. Neves, Engineer and recorded in the R.M.C. Office for Greenville County in Plat Book D, page 236 and 237, which plat represents a subdivision of Tract Number One, as described in a deed from South-eastern Life Insurance Company to Mountain Lake Colonies, which deed is dated December 22nd, 1924, and recorded in the Office of R.M.C. for Greenville County, January 2nd, 1925, in book 100, page 372; and Mountain Lake Colonies further agrees to execute and deliver a good and sufficient warranty deed conveying said lot in fee and simple; it being distinctly understood, however, that the property described in Sub-division (b) above, which includes the southern 80 feet of Lot 8-D and the northern 50 feet of Lot 8-C or any part thereof, shall not be used for building purposes;

PROVIDED HOWEVER, That the said Mountain Lake Colonies shall not be obligated to the above named holders of this bond to execute and deliver a deed for said lot until all dues and assessments charged against the holders of said lot under the by-laws or regulations of the said Mountain Lake Colonies have been fully paid.

PROVIDED FURTHER, That the obligees herein, in accepting this bond for title, hereby contract and covenant that they, their heirs, executors, administrators, assigns, or tenants, will at all times abide by the sanitary or other regulations now in force, or which may hereafter be adopted by the stockholders or Board of Directors of Mountain Lake Colonies, and that obedience to such regulations is expressly made a condition precedent to the execution of the deed of conveyance, and that violation of such regulations shall operate as a condition subsequent, making void the obligation of Mountain Lake Colonies to execute and deliver a deed under this bond, and in addition thereto, shall make the obligees liable for any damages caused by such disobedience.