

State of South Carolina,

COUNTY OF Greenville

FILED
GENERAL REG. C. O. C.

MAY 21 12 16 PM 1955

OLLIE FARRIS TUNN
R.M.O.

BOOK 478 PAGE 501

For True Consideration See Affidavit
Book 16 Page 65

KNOW ALL MEN BY THESE PRESENTS That Lanier Realty Company
a corporation chartered under the laws of the State of South Carolina
and having its principal place of business at Spartanburg
in the State of South Carolina, for and in consideration of the
sum of One Dollar (\$1.00) and other valuable considerations

~~XXXXXX~~
to it in hand duly paid at and before the sealing and delivery of these presents by the grantee (X) 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 Margaret T. Richards

All that piece, parcel or lot of land situate in the State of South Carolina, County of Greenville, in Glassy Mountain Township and being more particularly described as follows:

Lying, being and situate on the west side of East Lakeshore Drive opposite Lot No. 59 on plat of Lake Lanier subdivision made by the Tryon Development Company by George Kershaw C. E. dated 1925 and recorded in the R. M. C. Office for Greenville County, fronting on said Lakeshore Drive 30 feet and fronting on the waters of Lake Lanier 30 feet with parallel side lines running from E. Lakeshore Drive to the lake shore. Being bound on the north by property of the Grantor, on the east by E. Lakeshore Drive, on the south by property of the Grantor and on the west by the Lake Lanier shore; together with the right, privilege and easement to construct, maintain and use a boat house landing or wharf over the lake bed of Lake Lanier adjoining the lot of land above described on the west, and extending out into the Lake, any new or additional construction hereafter undertaken to be done pursuant to plans and specifications which shall have been first approved by the Grantor or his assigns.

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 offense 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 by reason hereof.

This conveyance subject to following conditions and covenants running with land for a violation of the first of which title shall revert to Grantor, its successors and assigns, except as against lien creditors:

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

Second: Property conveyed shall not be used for commercial purposes for a period of twenty-one (21) years after December 1, 1946.