

STATE OF SOUTH CAROLINA, WHEREAS, by deed recorded in Book 461, Page 297, the Grantees herein purchased from Carolina Lake Colony, Inc., Lot No. 19, Sec. A, and WHEREAS, a part of the consideration in said deed was that Grantee was to have certain privileges as hereinafter set out **Know All Men by These Presents:** and it is the desire of the Grantor to confirm this/  
That Clearwater Lake, Inc. - - - in the State aforesaid.  
in consideration of the sum of One Dollar - - - DOLLARS,

to the grantor(s) in hand paid at and before the sealing of these presents by the grantee(s) (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 James H. Townes and Lenora F. Townes, their Heirs and Assigns:

The right and privilege to the full use and enjoyment of Carolina Lake (sometimes called Clearwater Lake) for the purpose of swimming, boating, fishing and the enjoyment of any and all other aquatic sports and privileges, together with the right of ingress and egress to said Lake across the unplatted lands owned by the Grantor, as shown on said plat. It is distinctly understood and agreed that the rights, uses and privileges herein granted are to enure to the benefit of Grantees, their Heirs and Assigns, and shall be subject to transfer and sale by Grantees, their Heirs and Assigns, and to any and all subsequent purchaser of said lot.

This conveyance is made subject to the restrictions and conditions applicable to Carolina Lake Colony Development, as recorded in Book 413, Pages 233-315. In addition to those referred to, said premises are conveyed subject to the following restrictions:

- 1. No mechanical powered boats shall be operated on said Lake.
- 2. Netting or seining of fish shall not be permitted.
- 3. Said Lake shall not be used in any manner to constitute a nuisance or disturbance to owners of the premises abutting thereon.

RECORDED  
AUG 15 10 24 AM 1953

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 said Premises before mentioned unto the grantee(s) hereinabove named, and their Heirs and Assigns forever.  
And the grantor(s) do(es) hereby bind the grantor(s) and the grantor's(s) Heirs, Executors and Administrators to warrant and forever defend all and singular the said premises unto the grantee(s) hereinabove named, and the grantee's(s) Heirs and Assigns against the grantor(s) and the grantor's(s) Heirs and against every person whomsoever lawfully claiming or to claim the same or any part thereof.  
Witness the grantor's(s) hand and seal this 11th day of ~~XXXX~~ August in the year of our Lord One Thousand Nine Hundred and Fifty-three.

Signed, Sealed and Delivered in the Presence of  
*Maynard R. Roff*  
*William E. Jensen*

CLEARWATER LAKE, INC. (Seal)  
By *Emmitt C. Simpson* Pres. (Seal)  
Attest: *E. Smith Simpson* Sec. (Seal)

State of South Carolina, Florida  
Greenville County  
Personally appeared before me *Maynard R. Roff*  
and made oath that he saw the within named grantor(s) Clearwater Lake, Inc. by *Emmitt C. Simpson*  
written deed, and that he, with *William E. Jensen* sign, seal and as its act and deed deliver the within  
P Sworn to before me this 11th day of ~~XXXX~~ August, A. D. 19 53 witnessed the execution thereof.  
*Maynard R. Roff*  
Notary Public for South Carolina State of Florida My Commission Expires February 10, 1957

State of South Carolina, }  
Greenville County } I, Notary Public, do hereby certify

unto all whom it may concern, that Mrs. wife of the within named did this day appear before me, and upon being privately and separately examined by me, did declare that she does freely, voluntarily, and without any compulsion, dread or fear of any person or persons whomsoever, renounce, release, and forever relinquish unto Heirs and Assigns, all her interest and estate. and also all her right and claim of Dower of, in or to all and singular the premises within mentioned and released.

GIVEN under my hand and seal this \_\_\_\_\_ day of \_\_\_\_\_, A. D. 19\_\_\_\_\_  
(Seal)  
Notary Public for South Carolina