STATE OF SOUTH CAROLINA.

TITLE TO REAL ESTATE

	i iii ii ii kani esirie
COUNTY OF GREENWILLE	<i>!</i>
	subdivided a certain tract of land in the State and County aforesaid into parcels or lots, surrounding a pro-
to terms thereman inclines introduce because	
	HESE PRESENTS. That the Tryon Development Company, a corporation, duly organized and chartered under
and by some if the laws if the State if South Cardina.	in consideration of the above recitals and of the covenants herein and of the sum of.
Ten dillion	wit when rensiderations Dollars
to a se based said by	Dollars resents does grant, bargain, sell and release, (subject, nevertheless, to the exceptions, reservations, conditions
has granted pargamed sold and released and by these pr	esents does grant, bargain, sell and release, (subject, nevertheless, to the exceptions, reservations, conditions
and restrictions hereinafter set but a unito the said.	J. F. Smith
hit than for there is named of land in the Comme of	i Greenville, State of South Carolina, known and designated as Lot Number 2 5
if Plat Number	shaw. C. E., and duly recorded in the office of the Register of Mesne Conveyance for Greenville County, in
formounty known as LAKE LANIER, made by George Ker-	shaw, C. E., and duly recorded in the office of the Register of Mesne Conveyance for Greenville County, in
Plat Book Number Page Page	said lot having a frontage of
	feet, a rear width of 35-
	feet, and a depth of 176
feet in one line and 277	
a more particular description of the lot herewith conveyed.	her, as will more fully appear from the said plat, reference being hereby made to the record thereof for
The same of the sa	

TO HAVE AND TO HOLD, All and singular, the premises before mentioned unto the said.

And the said Tryon Development Company, does hereby bind itself and its successors to warrant and forever defend all and singular the said premises unto the said.

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 first revert to the grantor, its successors or assigns, except as against lien creditors, to-wit:

SECOND: That the property hereby conveyed is to be used for residential purposes only for a period of twenty-one years after April 1, 1925, but this shall not desirable in the opinion of grantor, in promoting raid development or any future addition thereto for business purposes or for other purposes.

THIRD: That no use shall be made of any lot which, in the opinion of the grantor herein, formed engineering inhabitants, or injure the value of neighboring lots. residence, garage, or other building whatsoever shall be erected on said to until, and unless, the plans and specifications thereof have been submitted to and approved he as shown and indicated on the plat increinabove referred to, and in strict accord with the plans and specifications thereof have been submitted to and approved be, as shown and indicated on the plat increinabove referred to, and in strict accord with the plans and specifications so required to be submitted and approved, and shall face or front on the street or road on which the lot herewith conveyed is shown to front by the plans and specifications so required to be submitted and approved, and FIFTH: That not more than one residence shall be erected on each lot or parcel as shown by said plat, PROVIDED, HOWEVER, that in addition to one residence, there may be erected a garage and servanit; (the plans for which are to be first approved as hereinabove provided) in keeping with the premises, and lot not owned by the owner of the land hereinabove described.

SIXTH: That the parties hereto, their successors, heirs and assigns, will not, during the term of twenty-one years from April 1, 1925, subdivide, sell or convey vey any part or parcel of asid lots, less than the whole of each thereof, as shown on said plat (the grantor hereby expressly reserving the right to determine the size and shape of lots sold for other than residential purposes.)

SEVENTH: That the grantor herein reserves the right to determine the size and shape of lots sold for other than residential purposes.)

SEVENTH: That the grantor herein reserves the right to lay, erect and maintain, or authorize the laying, erecting and maintaining of sewer, gas, and water ing said property, with connecting links for the same along the back and one of the control of the same along the back and one of the lot above described, and along without compensation to any lot owner for any damage suntained thereby.

EIGHTH: That no surface closet or other unamitary device for disposal of sewerage shall FOURTH: That no dwelling house shall be built on the above described lot to cost less than. Twenty fine and in the one hundred and Signed, Septed and Delivered in the Presence of: TRYON DEVELOPMENT COMPANY U. S. Stamps Cancelled, \$..... S. C. Stamps Cancelled, \$ 2 and 00 STATE OF Morth Carolina County of Heraderson: W.m. Hester within named Tryon Development Company, by Och Zulnig ht L. B. Wsight President 10 Decretary sign, affix the corporate seal and as its corporate act and deed, deliver the foregoing deed; and that he, G. P. Grove W. m. Hester July 7th. 1926 STATE OF Moth Carolina Pack W.a. Fisher & Lee FOR VALUE RECEIVED. FU es the within described real estate from the lien of a certain mortgage given by the Tryon Development Company for Greenville County in Mortgage Book 86 , at Page 251 Signed, Sealed and Delivered in the Presence of: W.a. Fisher Geal) Wim Weste Lee R. Fisher (seal) W. a. Fisher atty (8) STATE OF Moth Carolina that he saw the above named W. a. Fisher & Lee R. Fisher by W. a. Tisher attle L. B. Wester Notary Public Calk County D.C. my Commission Gakines May 18, 1927

TOGETHER with the right of enjoyment of privileges and facilities afforded by Lake Lanier, an artificial water, as projected on said plat, for lawful aquatic ports, boating, bathing, swimming and fishing; and together with the further right to erect for the use of the owner of the above described lot a boat house and wharf or landing at some approval of grantor; but nothing herein contained shall privilege a nuitance or license the pollution of the said Lake, its infers, outlets, or heaches, or 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 rivileges and facilities, or by reason hereof.