

STATE OF SOUTH CAROLINA

TITLE TO REAL ESTATE

COUNTY OF GREENVILLE

WHEREAS the Tryon Development Company has subdivided a certain tract of land in the State and County aforesaid into parcels or lots, surrounding a portion of Lake Lanier...

WHEREAS the parties hereto for the benefit of their own property, and for the benefit of future purchasers and owners of the land shown within the lines of the plat hereinafter referred to...

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS, That the Tryon Development Company, a corporation, duly organized and chartered under and by virtue of the laws of the State of South Carolina...

For and in full consideration of the sum of \$3000.00 Dollars, the said Tryon Development Company, subject nevertheless, to the exceptions, reservations, conditions and restrictions hereinafter set out...

All that lot, piece or parcel of land in the County of Greenville, State of South Carolina, known and designated as Lot Number 1551

Plat Number 1551 of the property of the Tryon Development Company, shown as LAKE LANIER, made by George Meritt, C. E. and duly recorded in the office of the Register of Meigs Conveyance for Greenville County...

Plat Book Number 5 Page 4 said lot having a frontage of 102.5 feet, a rear width of 27.5 feet, and a depth of 102.5 feet...

more particular description of the lot herewith conveyed, as will more fully appear from the said plat, reference being hereby made to the record thereof for

described as follows: frontage 102.5 depth 27.5

The seller guarantees that the lot in part of the above described lot will be paved with a type of water-bound Macadam road, and that water, gas and a form of sewerage will be made available.

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 sports, boating, bathing, swimming and fishing...

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 Mrs. A. B. Lockwood, her heirs and assigns.

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 Mrs. A. B. Lockwood, her heirs and assigns...

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

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...

THIRD: That no use shall be made of any lot which, in the opinion of the grantor herein, will constitute a nuisance, or prove in any way noxious or offensive to the neighboring inhabitants...

FOURTH: That no dwelling house shall be built on the above described lot to cost less than Three Thousand Dollars...

FIFTH: That no 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 servants' quarters...

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 any part or parcel of any lot within said block...

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 pipes, electric conduits or pipes, telegraph, telephone and electric light poles...

EIGHTH: That no surface closet or other unsanitary device for the disposal of sewerage shall ever be installed or maintained on the lot herewith conveyed...

In witness whereof the said Tryon Development Company has caused these presents to be signed by its duly authorized officers, and its corporate seal to be thereto affixed, this seventh day of September in the year of our Lord one thousand nine hundred and Twenty-five...

Signed, Sealed and Delivered in the Presence of: G. P. Brown, P. B. Wright, Secretary, H. B. Shelburne



U. S. Stamps Cancelled, \$ 1 and 00 cents

S. C. Stamps Cancelled, \$ 2 and 00 cents

STATE OF North Carolina County of Henderson

PERSONALLY appeared before me G. P. Brown and made oath that he saw the within named Tryon Development Company, by P. B. Wright

its President and H. B. Shelburne its Secretary sign, affix the corporate seal and as its corporate act and deed, deliver the foregoing deed; and that he, with H. B. Shelburne witnessed the execution thereof.

Sworn to before me, this 7th day of September 1925

Notary Public H. B. Shelburne (L. S.) My commission expires April 2, 1927

STATE OF County of

FOR VALUE RECEIVED hereby releases the within described real estate from the lien of a certain mortgage given by the Tryon Development Company to

Witness my hand and seal, this day of 1925

Signed, Sealed and Delivered in the Presence of (SEAL)

STATE OF County of

PERSONALLY appeared and made oath that he saw the above named sign, seal, and as his act

and deed deliver the foregoing release, and that he, with witnessed the execution thereof.

Sworn to before me, this day of 1925 (L. S.)

Notary Public Recorded Sept. 28th 1925 at 8:10 o'clock, A. M.