

(Title to Real Estate fee Seventy five cents).

THE STATE OF SOUTH CAROLINA,

County of Greenville.

Know All Men By These Presents, That The Mountain View Land Company a corporation chartered under the laws of the State of South Carolina and having its principal place of business at Greenville in the State of South Carolina, for and in consideration of the sum of Five Hundred Dollars (\$500.00) Dollars to it in hand duly paid at and before the sealing and delivery of these presents by the grantee hereinafter named (the receipt whereof is hereby acknowledged) have granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto D.L.Potts, all that certain piece, parcel, or lot of land, being situate in the County of Greenville, State of South Carolina, about two miles North of Court House, on Buncombe Road being known as Lot No.13, Block "A", as shown on map of Mountain View Land Company, surveyed by W.A.Adams, February 1910. and recorded in R.M.C. Office, Greenville County. Being more fully described, beginning at a pin on the Buncombe Road, joint corners of Lots Nos.12 and 13; thence running in a Southwesterly direction 176 ft. to a pin on 10 foot alley, being the joint corners on said alley of Lots Nos.12 and 13; thence in a Northwesterly direction 45 feet with said alley to a pin, being the joint corners of Lots Nos.13 and 14; thence Northeasterly direction 174 ft. to a pin on Buncombe road, being the joint corners of Lots Nos.13 and 14; thence S.47-45 E.60 ft. to the beginning corner.

This deed contains the following restrictions, which shall apply for a period of 21 years from date.

First: That the property is not to be sold, rented or otherwise disposed of to persons of African decent.

Second: That no liquor, or ardent spirits are to be sold on the property.

Third: That no house shall be built on the lots, herein described, to cost less than \$1000; but any person may use two or more lots placing one residence thereon.

Fourth: That no building shall be erected near the Street, than the building line, shown on said Plat, which is fifteen (15) feet.

Fifth: That no use shall be made of the Lots sold, or any part thereof, which would constitute a nuisance, or injure the value of any of the neighbors' lots.

Sixth: That the lay out of the lots as shown on said Plat shall be adhered to and no scheme of facing lots in any other direction, than that shown on said plat shall be permitted.

Seven: That the Company reserves the right to lay and place or authorize the laying and placing of electric or other Street car tracts, sewer, gas, or water pipes, electric conduits or pipes, telephone or electric light poles, or any other work, or instruments of public utility, on or in any of the Streets of said property without compensation to any lot owner.

This deed provides, that in the event of a violation of the purchaser of the first provision above, the title to the lot shall revert to the grantor, except as against lien, creditors, and that in event of a violation of any of the other provisions above, the grantor shall have the right to enforce same by proper proceedings.

TOGETHER, with all and singular the rights, Members, Hereditaments and Appurtenances to the said premises belonging, or in any wise incident or appertaining.

TO HAVE AND TO HOLD all and singular the premises before mentioned unto the grantee hereinabove named, and his Heirs and Assigns forever.

over