

Mountain View Land Co., DEED TO : G.L. Seyle

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 Four hundred and fifty (\$450.00) DOLLARS, to it in hand duly paid at and before the sealing and delivery of these presents by the grantee...

G.L. Seyle, All that certain lot of tract of land situated in the County of Greenville, State of South Carolina, known as Lot No. 14 Block A. as shown on map of the Mountain View Land Company, as surveyed by W.A. Adams, Feb. 1910 and recorded in the office of R.M.C. of Greenville County State of South Carolina having the following metes and bounds to wit, Beginning at a pin at the joint corners of lots No. 13 and No. 14 on Buncombe Road, thence along the line of said lots in a southwesterly direction 174 feet, to a pin on alley joint corners of lot No. 13-14, thence in a Northwesterly direction 45 feet to a pin joint corners of lots No. 14-15 thence in a northeasterly direction 172 feet to a pin on Buncombe Road joint corners of lot No. 14-15 thence in a southeasterly direction 60 feet to the beginning corner.

- This deed contains the following restrictions which shall apply for a period of twenty-one years from date. First: That the property is not to be sold, rented or otherwise disposed of to persons of African descent. 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 one thousand dollars, but any persons may use two or more lots placing one residence thereon. Fourth: That no building shall be erected nearer the Street than the building line shown on said plat which is fifteen 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 neighboring lots. Sixth: That the lay out of the lots as shown on said plat shall be adhered to and no scheme of facing the lots in any other direction than that shown on the said plat shall be permitted. Seventh: That the Company reserves the right to lay and place or authorize the laying and placing of electric or other Street car tracks, sewer, gas or water pipes, electric conduits or pipe, 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 event of violation by the purchaser of the first provision above, the title of the lot shall revert to the grantor except as against lien creditors, and that in the event of the violation of any of the other provisions above, the grantor shall have the right to enforce same by proper proceedings.

I, G.L. Seyle, for value received, I hereby release the within described lot of land from the lien of mortgage executed and delivered by Mountain View Land Company to Mrs. Annie L. Martin, on January 15, 1910, recorded in R.M.C. Office for Greenville County in Mortgage Book Vol. 1, page 41. Witness: Annie L. Martin, by Mattie Martin, E.M. Blythe, Jos. A. McCullough, Atty. in fact (Seal) State of South Carolina, County of Greenville. Personally appeared before me Mattie Martin who being duly sworn says that she saw the above named Jos. A. McCullough, Atty. in fact, sign, seal and deliver the above written release and that she with E.M. Blythe witnessed the execution thereof. Sworn to and subscribed before me this 26, day of Feb. 1912. E.M. Blythe, (L.S.) Notary Public for S.C. Mattie Martin

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 grantee...hereinabove named, and... his heirs and assigns forever.

And the said granting corporation does hereby bind itself and its successors to warrant and forever defend all and singular the said premises unto the grantee... hereinabove named, and G.L. Seyle, his heirs and assigns, against itself and its successors, and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

In witness whereof the said granting corporation has caused its corporate seal to be hereunto affixed and these presents to be subscribed by its duly authorized officers, T. F. Hunt, President & Treasurer on this the 15th, day of December, in the year of our Lord one thousand nine hundred and eleven, and in the one hundred and thirty-sixth year of the Sovereignty and Independence of the United States of America.

Signed, Sealed and Delivered in the Presence of H.W. Hunt, J. Theo. Solomons, Jr. Mountain View Land Co., By T. F. Hunt, Pres. & Treas. and

STATE OF SOUTH CAROLINA, COUNTY OF Greenville Personally appeared before me H.W. Hunt and made oath that he saw the within named Mountain View Land Co., by its duly authorized officers, T. F. Hunt, Pres. & Treas. sign, seal with its corporate seal, and as the act and deed of said corporation deliver the within written deed, and that he with J. Theo. Solomons, Jr. witnessed the execution thereof.

SWORN to before me, this 15th, day of December, A. D. 1911. J. Theo. Solomons, Jr. (SEAL.) Notary Public for South Carolina. H.W. Hunt Recorded for March 5th, 1912.