

Mountain View Land Company DEED TO E. S. Ballenger  
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, South Carolina in the State of South Carolina for and in consideration of the sum of Four hundred (\$400.00) 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) has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto

E. S. Ballenger All that certain lot of land situate in the County and State aforesaid, near the City of Greenville, being known as lot No. 1 of Block "A" of Mountain View, as shown by plat of record in the office of R.M.C. for Greenville County in Plat Book "A", pages 396-97, and having the following bounds, to wit: BEGINNING 120 feet from the corner of Buncomb Road and Martin Street and extending back 211 feet to a 10-foot alley at a point 120 feet from Martin Street, also recognized as joint corner of lots Nos. 1 and 32; thence with said alley in a northwesterly direction 33.5 feet to a pin at the joint corner of lots Nos. 1 and 2; thence with line of lot No. 2, 202.5 feet to a pin on Buncomb Road; thence with said Buncomb Road 58.05 feet to the beginning point. Upon condition, however, which is a part of the consideration of this deed, and condition subsequent, 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 descent.

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

Third; That no house shall be built on the lot herein described to cost less than One thousand Dollars, but any person 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 layout 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 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 the Violation by 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 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 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 and Treasurer on this the 19th day of December, in the year of our Lord one thousand nine hundred and twelve, and in the one hundred and thirty-seventh year of the Sovereignty and Independence of the United States of America.

Signed, Sealed and Delivered in the Presence of J. P. Ballenger, F. G. Spellmeyer,

Mountain View Land Co. By T. F. Hunt, and President & Treasurer.

STATE OF SOUTH CAROLINA, COUNTY OF Greenville

Personally appeared before me J. P. Ballenger and made oath that he saw the within named Mountain View Land Company 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 F. G. Spellmeyer witnessed the execution thereof.



SWORN to before me, this 20th day of Dec., A. D. 1912. F. G. Spellmeyer (SEAL.) Notary Public for South Carolina.

J. P. Ballenger

Recorded for December 23rd, 1912.