

TR-25

Mountain View Land Co.,

DEED TO

H.B. Ingram

State of South Carolina,

COUNTY OF Greenville

KNOW ALL MEN BY THESE PRESENTS, That We, 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 Three hundred fifty & no/100 (\$350.00) 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

H.B. Ingram, All that certain piece, parcel or lot of land situate near the City of Greenville, and being known as lot No. 41 of Mountain View, as shown on plat made by W.A. Adams, Feb. 1910. and recorded in R.M.C. office for Greenville County in Plat Book "A", pages 396-397, and having the following bounds, to wit:— BEGINNING at a point on Gridley Street at the joint corners of Lots Nos. 40 and 41, and running thence in a Westerly direction One hundred forty-seven (147) feet to a pin on a 10-foot alley; thence along said alley in a Northerly direction fifty (50) feet to a pin at the joint corners of lots Nos. 41 and 42; thence in an Easterly direction One hundred forty-six (146) feet to a pin on Gridley Street; thence along said Gridley Street fifty (50) feet to the beginning corner.

Subject, however, to 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 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 Streets 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 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 telegraph 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 by the purchaser of the first provision above, the title to the lot shall revert to the grantor except against lien creditors, and that in the 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.

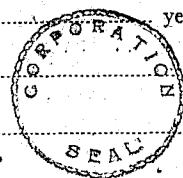
TO HAVE AND TO HOLD, all and singular, the premises before mentioned unto the grantee hereinafter named, and his heirs and assigns forever.

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 hereinafter 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 22nd day of April, in the year of our Lord one thousand nine hundred and thirteen, 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 W. Carroll McDaniel, F.G. Spellmeyer,

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



STATE OF SOUTH CAROLINA,

COUNTY OF Greenville

Personally appeared before me W. Carroll McDaniel and made oath that he saw the within named Mountain View Land Company by its duly authorized officers, T.F. Hunt, President and Treasurer sign, seal with its corporate seal, and as the act and deed of said corporation deliver the within written deed, and that he with F.G. Spellmeyer, witnessed the execution thereof.



SWORN to before me, this 22nd day of April, A. D. 1913. J.P. Ballenger (SEAL.) Notary Public for South Carolina.

W. Carroll McDaniel

Recorded for April 22nd, 1913.