

Mountain View Land Co. DEED TO R. A. Hill,

State of South Carolina,

COUNTY OF Greenville

KNOW ALL MEN BY THESE PRESENTS, That Mountain View Land Co.,

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, 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 R. A. Hill

R. A. Hill, All those two certain lots of land, situated in the State and County aforesaid, in section Northwest of the City of Greenville known as Mountain View and being known as lots Nos. 48 and 49 of Block B. of Mountain View Land Co. as shown by plat of record now recorded in office of R.M.C. for Greenville County in Plat book "A" pages 396 and 397 and having the following metes and bounds to wit:- Beginning at a stake on Gridley St. joint corners of lots Nos. 47 and 48 and running thence N. 89-1/2 W. 154 feet to a stake on a ten foot alley, thence with said alley N. 11-1/2 W. 140 feet to a stake, joint corners with another 10 foot alley, thence S. 57-1/2 E. along lines of last named alley 207 feet to a stake on Gridley St. thence with said Gridley St. S. 13° E 29-1/2 feet to the beginning point.

This deed is subject to the following restrictions, which shall apply for a period of 25 years from date thereof:

The property herein conveyed, or any part thereof is not to be sold, rented or otherwise disposed of to persons of African descent.

No liquor or adrent spirits are to be sold on the property.

No dwelling shall be built thereon to cost less than one thousand dollars but any persons may use two or more lots, placing one residence thereon.

No Building shall be erected nearer the street than fifteen feet.

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.

The layout of the lots as shown by the plat shall be adhered to, and no scheme of facing lots in any other direction than that shown on said plat shall be used.

The Company reserves the right to lay or place or authorize the laying or 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 in any of the streets as shown on the plat of this property without compensation to any lot owner.

In event of the violation by the purchaser of the first restriction above, the title of this tract shall revert to the grantor, except as against lien creditors, and in event of a violation of any of the other above provisions, the grantor shall have the right to enforce the same by proper procedures.

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 its 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, J. F. Hunt, Pres. & Treas. & J. Theo. Solomons, Jr. Secy. on this the 5th day of May in the year of our Lord one thousand nine hundred and fourteen, and in the one hundred and thirty eighth year of the Sovereignty and Independence of the United States of America.

Signed, Sealed and Delivered in the Presence of J. H. Spellmeyer W. S. Bradley

Mountain View Land Co. By J. F. Hunt, Pres. & Treas. and J. Theo. Solomons, Jr. Secy.

STATE OF SOUTH CAROLINA,

COUNTY OF Greenville

Personally appeared before me J. H. Spellmeyer and made oath that he saw the within named Mountain View Land Co.

by its duly authorized officers, J. F. Hunt, Pres. & Treas. & J. Theo. Solomons, Jr. Secy. sign, seal with its corporate seal, and as the act and deed of said corporation deliver the within written deed, and that he with W. S. Bradley

SWORN to before me, this 5th day of May A. D. 1914.

W. S. Bradley (SEAL.) Notary Public for South Carolina.

Recorded for May 9th, 1914.

(For a Release to this deed, see deed book Volume 12, at page 562.)