

Mountain View Land Co. DEED TO Mary J. Bayne

State of South Carolina,

COUNTY OF Greenville

KNOW ALL MEN BY THESE PRESENTS, That We, 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 Four 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 the said Grantee that certain lot or parcel of land situate in the State of South Carolina, Greenville County, about one mile Northwest of the City Limits of the City of Greenville and being known as Lot No. 2 of block "A" of Mountain View as shown on plat made by W.A. Adams, February 1910 and recorded in R.M.C. office for Greenville County in plat Book "A", pages 396 and 397, and having the following metes and bounds to wit: Beginning at a point 178-1/2 feet from the corner of Martin Street and Buncombe Road and running thence in a westerly direction 202-1/2 feet to a pin on a ten foot alley, thence along said alley in a northerly direction 33 feet, 6 inches to a pin; thence in an Easterly direction 196 feet to a pin on the Buncombe Road, thence with said Buncombe Road in a southerly direction 58-1/2 feet to a pin, the beginning point. This deed is subject to the following restrictions, which shall apply for a period of twenty-five years from date thereof:

- First: The property herein conveyed or any part thereof is not to be sold, rented or otherwise disposed of to persons of African descent.
- Second: No liquor or Ardent spirits are to be sold on the property.
- Third: No dwelling house shall be built thereon to cost less than one thousand dollars, but any persons may use two or more placing one residence thereon.
- Fourth: No building shall be erected nearer the Street than the building line shown on the said plat which is fifteen feet from the street.
- Fifth: 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: The layout of the lots as shown on 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.
- Seventh: The Company reserves the right to lay or place or authorize the laying and placing of electric or other street car tracks, sewer, gas and 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 as shown on the plat, of this property without compensation to any lot owner. In event of a 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.

State of South Carolina, Greenville County. For value received, I hereby release the within described lot of land from the lien of mortgage executed and delivered by Mountain View Land Co. to Mrs. Annie L. Martin on Jan. 15th, 1910 and recorded in R.M.C. office for Greenville County in mortgage book Vol. 1, page 41.

Witness, C.P. Nesbitt, H.F. Martin, State of South Carolina, County of Greenville. Personally appeared before me Miss C.P. Nesbitt who being duly sworn, says that he saw the within named Jos. A. McCullough, as Attorney in fact, sign, seal and deliver the within written release and that she with B.R. Martin, witnessed the execution thereof. Sworn to before me this 27th day of Jan. 1914. C.P. Nesbitt

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 her 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 her heirs and assigns forever, against itself and its successors and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

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 her heirs and assigns forever, 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, Pres. & Treas.

on this the 26th day of January, 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

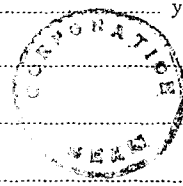
W.T. Henderson,

R.W. Matheny,

Mountain View Land Co.

By

T.F. Hunt, President and Treasurer.



STATE OF SOUTH CAROLINA,

COUNTY OF Greenville

PERSONALLY appeared before me R.W. Matheny and made oath that he saw

T.F. Hunt as President and

Treasurer xx

of Mountain View Land Co. a corporation chartered under the laws of the State of South Carolina

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.T. Henderson, witnessed the execution thereof.

SWORN to before me, this 26th,

day of January, A. D. 1914.

C.L. Gullick (SEAL.)

Notary Public for South Carolina.

R.W. Matheny

Recorded for January 31st, 1914.