

STATE OF SOUTH CAROLINA,

County of \_\_\_\_\_

KNOW ALL MEN BY THESE PRESENTS, That, Mountain View Land Co. a corporation, incorporated under the laws of the State of South Carolina, with its principal office of business in Greenville, County, State of South Carolina, for and in consideration of the sum of Three Hundred Fifty DOLLARS, to it in hand duly paid at or before the sealing and delivery of these presents by S. B. McHenry hereinafter referred to as the Grantee (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,

And being known as lot no. 86 of block "C" of Mountain View as shown by plat of record 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 Bailey St. joint corners of lots 86 and 87, and running thence, N. 89 1/2 W. 148 feet to a stake on a ten foot alley, thence with said alley, S. 11 1/2 E. 50 feet to a stake joint corners of lots nos. 85 and 86, thence S. 89 1/2 E. 148 feet to a stake on Bailey St. thence with said Bailey St. N. 11 1/2 W. 50 feet to a stake, the beginning corner.

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 Co. in mortgage book vol. 1, page 41.

Witness:  
C. P. Nesbitt  
C. M. Blythe  
Annie L. Martin  
By Joe. A. McCullough  
Atty. in fact.

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

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 person may use two or more lots, 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 or placing of electric or other street car tracks, sewer, gas and water 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 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.

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. S. Hunt, President & Treasurer,

on this the 20th day of January in the year of our Lord one thousand, nine hundred and fourteen, and in the One hundred thirty eighth year of the sovereignty and independence of the United States of America.

Signed, sealed and delivered in the presence of:  
W. Carroll McDaniel  
J. H. Spellmeyer

Mountain View Land Co.  
By J. S. Hunt, Pres.  
And Treasurer,

STATE OF SOUTH CAROLINA,

County of Greenville

Personally appeared before me J. H. Spellmeyer and made oath that he saw J. S. Hunt as President and Treasurer of Mountain View Land Co. 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. Carroll McDaniel witnessed the execution thereof.

Sworn to before me this 20th day

January A. D. 1914  
C. E. Hulliak Notary Public for S. C.

Recorded for January 20th 1914

I, C. P. Nesbitt, Notary Public for S. C., do hereby certify that the within written release, and also with C. M. Blythe, Esq., were witnessed by me on the 20th day of January, 1914.