

STATE OF SOUTH CAROLINA,

County of Greenville

KNOW ALL MEN BY THESE PRESENTS, That Mountain View Land Company, a corporation, incorporated under the laws of the State of South Carolina, with its principal office of business in Greenville, South Carolina, for and in consideration of the sum of Ten Dollars and other good & valuable consideration to it in hand duly paid at or before the sealing and delivery of these presents by M. E. Roberts, 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.

In Section about 2 1/2 miles north of the City of Greenville, S.C. known as Mountain View and being known and designated as lot no. 45 Block "B" according to a plat thereof, made by W.A. Adams, February 1914, which is recorded in office of P.M.C. for Greenville County in Plat Book A, pages 396 and 397 and having the following meters and bounds as shown by said Plat: Beginning at a stake on the West side of Guidley Street, joint corner with lot no. 46 and running thence N. 89 1/2 W. 145 feet to a ten foot alley, thence with said alley S. 13 E. 50 feet to a pin joint corner with lot no. 44, thence with line of lot no. 44 S. 89 1/2 E. 143 feet to a pin on Guidley Street, thence with said Guidley Street, N. 13 W. 50 feet to the beginning corner.

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 whatsoever 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 Fifteen Hundred 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:

I. F. Hunt, Pres. & Treas. and J. Thos. Solomon, Jr., Secy.

on this the 2 day of February, in the year of our Lord one thousand, nine hundred and twenty, and in the one hundred forty fourth year of the sovereignty and independence at the United States of America.

Signed, sealed and delivered in the presence of: H. L. Todd, J. B. Downton, Mountain View Land Co. By I. F. Hunt, Pres. and J. Thos. Solomon, Jr., Secy.

STATE OF SOUTH CAROLINA, County of Greenville

Personally appeared before me J. B. Downton and made oath that he saw I. F. Hunt as Pres. & Treas. and J. Thos. Solomon, Jr. as Secretary 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 witnessed the execution thereof.

Sworn to before me this 2 day of February, A. D. 1920. J. B. Downton, Notary Public for S. C.

Recorded for Feb. 3rd 1920

STATE OF SOUTH CAROLINA,

County of Greenville

KNOW ALL MEN BY THESE PRESENTS, That Mountain View Land Company, a corporation, incorporated under the laws of the State of South Carolina, with its principal office of business in Greenville, South Carolina, for and in consideration of the sum of Ten Dollars and other good & valuable consideration to it in hand duly paid at or before the sealing and delivery of these presents by E. C. Impes, 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.

In Ward One of the city of Greenville, State & County aforesaid and having the following meters and bounds to-wit: Beginning at an iron pin on the north side of Briggs Avenue; and running thence N. 33 W. 150 feet to an iron pin; thence S. 57 W. 57 feet to an iron pin; thence S. 33 E. 150 feet to said Briggs Avenue; thence N. 57 E. 57 feet with said avenue to the beginning corner and being the same lot of land conveyed to it, the said Mountain View Land Company, by Elsie J. Pierce, by her deed March 12, 1915 and recorded in P. M. C. Office for Greenville County, in Vol. 23, Page 597.

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 whatsoever 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 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 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:

I. F. Hunt, Pres. & Treas. & J. Thos. Solomon, Jr., Secy.

on this the 20 day of February, in the year of our Lord one thousand, nine hundred and twenty, and in the 144 year of the sovereignty and independence at the United States of America.

Signed, sealed and delivered in the presence of: Minnie Hunt, W. S. Bradley, Mountain View Land Co. By I. F. Hunt, Pres. and J. Thos. Solomon, Jr., Secy.

STATE OF SOUTH CAROLINA, County of Greenville

Personally appeared before me Minnie Hunt and made oath that she saw I. F. Hunt as President & Treas. and J. Thos. Solomon, Jr. as Secretary 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 she witnessed the execution thereof.

Sworn to before me this 20 day of February, A. D. 1920. W. S. Bradley, Notary Public for S. C.

Recorded for Feb. 21st 1920