

STATE OF SOUTH CAROLINA

TITLE TO REAL ESTATE

WHEREAS the Tryon Development Company has subdivided a certain tract of land in the State and County aforesaid into parcels or lots, surrounding a pond...

WHEREAS the parties desire for the benefit of their own property and for the benefit of future purchasers and owners of the land shown within the lines of the plat...

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS, That the Tryon Development Company, a corporation, duly organized and chartered under the laws of the State of South Carolina...

DO hereby grant, bargain, sell and release, (subject nevertheless, to the exceptions, reservations, conditions and covenants hereinafter set forth) unto the said...

unto the said... Dollars, the sum of... Dollars...

That the above described lot is in the County of Greenville, State of South Carolina, known and designated as Lot Number 1512

of the property of the Tryon Development Company, as shown on the plat hereinafter referred to, and in strict accord with the plans and specifications so required to be submitted and approved...

said lot having a frontage of 50 feet, a rear width of 51.4 feet, and a depth of 166 feet...

feet on the other, as will more fully appear from the said plat, reference being hereby made to the record thereof for a more complete description of the lot herewith conveyed.

The seller warrants that this lot above described will be paved with a type of water bound macadam road and that water light and a sewer of sewage will be made available.

TOGETHER with the right of enjoyment of privileges and facilities afforded by Lake Lanier, an artificial water, as projected on said plat, for lawful aquatic sports, boating, bathing, swimming and fishing...

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 said Anna Krieger her heirs and assigns.

And the said Tryon Development Company, does hereby bind itself and its successors to warrant and forever defend all and singular the said premises unto the said Anna Krieger her heirs and assigns...

FIRST: That the property hereby conveyed, or any part thereof, is not to be sold, rented, leased or otherwise disposed of to any person of African descent.

SECOND: That the property hereby conveyed is to be used for residential purposes only for a period of twenty-one years after April 1, 1925, but this shall not be taken to prevent the grantor herein from designating certain lots of this development or any future addition thereto for business purposes...

THIRD: That no use shall be made of any lot which, in the opinion of the grantor herein, will constitute a nuisance, or prove in any way noxious or offensive to the neighboring inhabitants...

FOURTH: That no dwelling house shall be built on the above described lot to cost less than Three Thousand Dollars; that no residence, garage, or other building whatsoever shall be erected on said lot until, and unless, the plans and specifications thereof have been submitted to and approved in writing by the grantor herein...

FIFTH: That not more than one residence shall be erected on each lot or parcel as shown by said plat. PROVIDED, HOWEVER, that in addition to one residence, there may be erected a garage and servants' quarters...

SIXTH: That the parties hereto, their successors, heirs and assigns, will not, during the term of twenty-one years from April 1, 1925, subdivide, sell or convey any part or parcel of any lot within said block, in connection and merged with any adjoining lot, so as to create one or more lots of larger area than as shown on said plat...

SEVENTH: That the grantor herein reserves the right to lay, erect and maintain, or authorize the laying, erecting and maintaining of sewer, gas, and water pipes, electric conduits or pipes, telegraph, telephone and electric light poles, and any other such public utilities, on or in any of the roadways, streets or alleys bordering said property...

EIGHTH: That no surface closet or other unsanitary device for the disposal of sewerage shall ever be installed or maintained on the lot herewith conveyed, grantor herein agreeing that upon the written request of the owner of said lot made at any time within three years after the date of execution of this deed, grantor will install on said lot a septic tank, or other sanitary device for disposal of sewerage, and said owner shall have the right to connect to and use the same; PROVIDED, HOWEVER, that in such event, grantor is to have the right, without reimbursement to the owner of said lot, to connect to said septic tank or other sanitary device one or more owners of other lots or grant them the right to connect, according to the capacity of said septic tank or other sanitary device.

In witness whereof the said Tryon Development Company has caused these presents to be signed by its duly authorized officers, and its corporate seal to be thereto affixed, this 14th day of August, 1925, in the year of our Lord one thousand nine hundred and twenty-five and in the one hundred and fiftieth year of the Independence of the United States of America.

Signed, Sealed and Delivered in the Presence of: P. L. Wright, Pres. and L. B. Wright, Secy. of the TRYON DEVELOPMENT COMPANY.

U. S. Stamps Cancelled, \$ 1 and cents B. C. Stamps Cancelled, \$ 2 and cents

STATE OF North Carolina County of Polk

PERSONALLY appeared before me Wright Holland and made oath that he saw the within named Tryon Development Company, by P. L. Wright its President and L. B. Wright its Secretary

sign, affix the corporate seal and as its corporate act and deed, deliver the foregoing deed; and that he, with Mrs. Waparth, witnessed the execution thereof.

Sworn to before me, this 14th day of August, 1925

Notary Public: Brattan Waparth (I. S.) Wright Holland

My commission expires April 22, 1927

STATE OF North Carolina County of Polk FOR VALUE RECEIVED we, W. A. Fisher & Lee R. Fisher hereby release the within described real estate from the lien of a certain mortgage given by the Tryon Development Company to us

dated the 25th day of April, 1925, and recorded in the office of the Register of Meane Conveyance for Greenville County in Mortgage Book 26 at Page 251

Witness my hand and seal, this 14th day of August, 1925

Signed, Sealed and Delivered in the Presence of: W. A. Fisher (seal), Lee R. Fisher (seal), by W. A. Fisher atty.

STATE OF North Carolina County of Polk

PERSONALLY appeared W. D. Holland and made oath he saw the above named W. A. Fisher & Lee R. Fisher by W. A. Fisher, atty. sign, seal, and as his act and deed deliver the foregoing release, and that he, with Betty Brown, witnessed the execution thereof.

Sworn to before me, this 14th day of August, 1925

Notary Public: W. D. Holland (I. S.)

My commission expires May 18, 1927. Recorded August 27th, 1925, at 3:00 o'clock, P. M.