

STATE OF SOUTH CAROLINA

TITLE OF REAL ESTATE

WHEREAS the Tryon Development Company has acquired a certain tract of land in the State and County aforesaid and parcels of same, surrounding a portion of the same known as Lake Lanier...

WHEREAS the said Tryon Development Company, a corporation duly organized and chartered under the laws of the State of South Carolina, in consideration of the above recitals and of the covenants herein set out...

DO hereby certify that the above is a true and correct copy of the original as the same appears in the office of the Register of Deeds for the County of Greenville, South Carolina...

Witness my hand and seal this 11th day of July 1925 at Greenville, South Carolina.

Notary Public, Greenville, S. C.

That the above is a true and correct copy of the original as the same appears in the office of the Register of Deeds for the County of Greenville, South Carolina...

That the above is a true and correct copy of the original as the same appears in the office of the Register of Deeds for the County of Greenville, South Carolina...

That the above is a true and correct copy of the original as the same appears in the office of the Register of Deeds for the County of Greenville, South Carolina...

That the above is a true and correct copy of the original as the same appears in the office of the Register of Deeds for the County of Greenville, South Carolina...

That the above is a true and correct copy of the original as the same appears in the office of the Register of Deeds for the County of Greenville, South Carolina...

That the above is a true and correct copy of the original as the same appears in the office of the Register of Deeds for the County of Greenville, South Carolina...

That the above is a true and correct copy of the original as the same appears in the office of the Register of Deeds for the County of Greenville, South Carolina...

That the above is a true and correct copy of the original as the same appears in the office of the Register of Deeds for the County of Greenville, South Carolina...

That the above is a true and correct copy of the original as the same appears in the office of the Register of Deeds for the County of Greenville, South Carolina...

That the above is a true and correct copy of the original as the same appears in the office of the Register of Deeds for the County of Greenville, South Carolina...

That the above is a true and correct copy of the original as the same appears in the office of the Register of Deeds for the County of Greenville, South Carolina...

That the above is a true and correct copy of the original as the same appears in the office of the Register of Deeds for the County of Greenville, South Carolina...

That the above is a true and correct copy of the original as the same appears in the office of the Register of Deeds for the County of Greenville, South Carolina...

That the above is a true and correct copy of the original as the same appears in the office of the Register of Deeds for the County of Greenville, South Carolina...

That the above is a true and correct copy of the original as the same appears in the office of the Register of Deeds for the County of Greenville, South Carolina...

That the above is a true and correct copy of the original as the same appears in the office of the Register of Deeds for the County of Greenville, South Carolina...

That the above is a true and correct copy of the original as the same appears in the office of the Register of Deeds for the County of Greenville, South Carolina...

That the above is a true and correct copy of the original as the same appears in the office of the Register of Deeds for the County of Greenville, South Carolina...

That the above is a true and correct copy of the original as the same appears in the office of the Register of Deeds for the County of Greenville, South Carolina...

That the above is a true and correct copy of the original as the same appears in the office of the Register of Deeds for the County of Greenville, South Carolina...

That the above is a true and correct copy of the original as the same appears in the office of the Register of Deeds for the County of Greenville, South Carolina...

That the above is a true and correct copy of the original as the same appears in the office of the Register of Deeds for the County of Greenville, South Carolina...

That the above is a true and correct copy of the original as the same appears in the office of the Register of Deeds for the County of Greenville, South Carolina...

That the above is a true and correct copy of the original as the same appears in the office of the Register of Deeds for the County of Greenville, South Carolina...

That the above is a true and correct copy of the original as the same appears in the office of the Register of Deeds for the County of Greenville, South Carolina...

That the above is a true and correct copy of the original as the same appears in the office of the Register of Deeds for the County of Greenville, South Carolina...

That the above is a true and correct copy of the original as the same appears in the office of the Register of Deeds for the County of Greenville, South Carolina...

That the above is a true and correct copy of the original as the same appears in the office of the Register of Deeds for the County of Greenville, South Carolina...

That the above is a true and correct copy of the original as the same appears in the office of the Register of Deeds for the County of Greenville, South Carolina...

That the above is a true and correct copy of the original as the same appears in the office of the Register of Deeds for the County of Greenville, South Carolina...

That the above is a true and correct copy of the original as the same appears in the office of the Register of Deeds for the County of Greenville, South Carolina...

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; and together with the further right to erect for the use of the owner of the above described lot a home house and wharf or landing at some appropriate location on the margin of said Lake, the said location and the size, plans and specifications of said home house and wharf or landing not to be subject to approval of grantor; but nothing herein contained shall privilege a nuisance or increase the pollution of the said Lake, its inlets, outlets, or beaches, nor authorize any unlawful, offensive or boisterous conduct, or the use of the said Lake by any person inexperienced in swimming; it being expressly stipulated that the grantor herein, its shareholders or successors, shall not be liable to any lot owner or any other person for any damage or injury sustained in the exercise of the said privileges and facilities, or by reason hereof.

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...

And the said Tryon Development Company, does hereby bind itself and its successors, warrant and forever defend all and singular the said premises unto the heirs and assigns, against itself and its successors, or to claim the same, or any part thereof.

FIRST: 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 or for other purposes.

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 or for other 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, or injure the value of neighboring lots.

FOURTH: That no dwelling house shall be built on the above described lot to cost less than...

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 by, as shown and indicated on the plat heretofore referred to, and in strict accord with the plans and specifications so required to be submitted and approved, and shall face or front on the street or road on which the lot heretofore referred to is shown to front by the plat aforesaid.

FIFTH: That no 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, (the plans for which are to be first approved as hereinabove provided) in keeping with the premises, and residence built thereon, of a fairly appearance and appropriate location, within the building line and not nearer than five feet to any side or back line of any adjoining lot not owned by the owner of the land hereinabove described.

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 said lot, less than the whole of each thereof, as shown on said plat (the grantor hereby expressly reserving the right, however, to sell and 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, and the further right to determine the size and shape of lots sold for other than residential purposes.)

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 alley borders, said property, with connecting links for the same along the back and side lines of the lot above described, and to grade surface, and repair the said roadways, streets and alleys, without compensation to any lot owner for any damage sustained thereby.

EIGHTH: That no surface closet or other unsanitary device for the disposal of sewage 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 so 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 10th day of July 1925, in the year of our Lord one thousand nine hundred and...

Signed, Sealed and Delivered In the Presence of: H. R. Loran, M. B. Goforth

TRYON DEVELOPMENT COMPANY. By: P. B. Wright Secy.

U. S. Stamps Canceled, \$ 1 and 00 cents B. C. Stamps Canceled, \$ 2 and 00 cents

STATE OF North Carolina County of Polk

PERSONALLY appeared before me J. R. Loran and made oath that he saw the within named Tryon Development Company, by P. B. Wright its President and H. B. Wright its Secretary, sign, affix the corporate seal and as its corporate act and deed, deliver the foregoing deed; and that he, J. R. Loran, witnessed the execution thereof.

Sworn to before me, this 10th day of July 1925

J. R. Loran Notary Public. My commission expires April 2, 1927.

STATE OF North Carolina County of Polk

FOR VALUE RECEIVED W. A. Fisher & Son P. Fisher hereby releases the within described real estate from the lien of a certain mortgage given by the Tryon Development Company to...

dated the 25th day of April 1925, and recorded in the office of the Register of Meigs Conveyance for Greenville County in Mortgage Book 86, at Page 251

Witness my hand and seal, this 11th day of July 1925

Signed, Sealed and Delivered in the Presence of: W. D. Holland Betty Brown W. A. Fisher (seal) P. Fisher (seal) By W. A. Fisher Atty. (SEAL)

STATE OF North Carolina County of Polk

PERSONALLY appeared W. D. Holland and made oath that he saw the above named W. A. Fisher & Son P. 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 11th day of July 1925

W. D. Holland Notary Public. My commission expires May 18, 1927.

Recorded Sept. 30 1925 at 10:34 o'clock A. M.