

STATE OF SOUTH CAROLINA TITLE TO REAL ESTATE

COUNTY OF GREENVILLE WHEREAS the Tryon Development Company has subdivided a certain tract of land in the State and County aforesaid into parcels or lots...

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 hereinafter referred to...

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

has caused this deed to be signed by its duly authorized officers and its corporate seal to be hereunto affixed...

All that lot, piece or parcel of land in the County of Greenville, State of South Carolina, known and designated as Lot Number 102, 192

of the property of the Tryon Development Company, shown as LAKE LANIER made by George Northrup, et al., and duly recorded in the office of the Register of Meigs Conveyance for Greenville County...

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

and to be the same as shown on the plat hereinafter referred to...

and the same shall more fully appear from the said plat, reference being hereby made to the record thereof for a more particular description of the same with reference...

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 Country Club Publishing Company and its successors...

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 Country Club Publishing Company...

This conveyance is made subject to the following conditions, restrictions and covenants running with the land, for a violation of the first of which the title shall immediately revert to the grantor...

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...

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 servant's 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 said lots...

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...

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...

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...

Witness my hand and seal, this 21st day of September, 1925...

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 Country Club Publishing Company and its successors...

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 Country Club Publishing Company...

This conveyance is made subject to the following conditions, restrictions and covenants running with the land, for a violation of the first of which the title shall immediately revert to the grantor...

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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...

Witness my hand and seal, this 21st day of September, 1925...

Signed, Sealed and Delivered in the Presence of: G. P. Grasso, J. L. Smick

By: R. L. Wright, Secretary

U. S. Stamps Cancelled, \$ 1 and 50 cents

B. C. Stamps Cancelled, \$ 0 and 00 cents

STATE OF North Carolina County of Henderson

PERSONALLY appeared before me J. L. Smick and made oath that he saw the within named Tryon Development Company, by R. L. Wright

its President and R. L. Wright its Secretary sign, affix the corporate seal and as its corporate act and deed, deliver the foregoing deed; and that he, G. P. Grasso, witnessed the execution thereof.

Sworn to before me, this 21st day of September, 1925

Notary Public J. L. Smick My commission expires July 14th, 1926

STATE OF County of

FOR VALUE RECEIVED (no release required) hereby releases the within described real estate from the lien of a certain mortgage given by the Tryon Development Company to

dated the day of 192 and recorded in the office of the Register of Meigs Conveyance for Greenville County in Mortgage Book at Page 192

Witness my hand and seal, this day of 192 Signed, Sealed and Delivered in the Presence of (SEAL)

STATE OF County of and made oath PERSONALLY appeared sign, seal, and as his act that he saw the above named

and deed, deliver the foregoing release, and that he, with witnessed the execution thereof.

Sworn to before me, this day of 192 Notary Public (L. S.) Recorded Oct 21 1925 at 2:10 o'clock A.M.

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