

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...

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...

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 heirs and assigns...

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...

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 lot...

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, will install on said lot a septic tank, or other sanitary device for disposal of sewerage...

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 17th day of October, in the year of our Lord one thousand nine hundred and twenty-five...

Signed, Sealed and Delivered in the Presence of: Betty Brown, Clarence Peters

By: L. B. Wright, Secretary, TRYON DEVELOPMENT COMPANY

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

STATE OF North Carolina, County of Henderson. PERSONALLY appeared before me Betty Brown and made oath that he saw the within named Tryon Development Company, by L. B. 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...

Sworn to before me, this 19th day of October, 1925. Clarence Peters, Notary Public, Henderson County, N.C. My commission expires Dec. 13, 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 Meane Conveyance for Greenville County in Mortgage Book _____ at Page _____

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

STATE OF _____ County of _____ PERSONALLY appeared _____ and made oath that he saw the above named _____ sign, seal, and as his act and deed, deliver the foregoing release, and that he, with _____ witnessed the execution thereof.

Sworn to before me, this _____ day of _____, 192____. (L. S.) Notary Public _____

Recorded Dec. 21st 1926 at 8:30 o'clock A.M.

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 boat 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 boat house and wharf or landing to be subject to approval of grantor; but nothing herein contained shall privilege a nuisance or license the pollution of the said Lake, its inlets, outlets, or beaches...

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 Betty P. St. Clair, her

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 heirs and assigns, against itself and its successors and all persons lawfully claiming, or to claim the same, or any part thereof.

SECOND: 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. 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 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...

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 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, 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, 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...

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 17th day of October, in the year of our Lord one thousand nine hundred and twenty-five...

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