

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, 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 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...

to it in hand paid by Clyde Stubblefield and Kate C. Stubblefield has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release...

All that lot, piece or parcel of land in the County of Greenville, State of South Carolina, known and designated as Lot Number 48

of Plat Number Lake Lanier Company, known as LAKE LANIER, made by George Kershaw, C. E., and duly recorded in the office of the Register of Mesne Conveyance for Greenville County...

feet, a rear width of... feet, and a depth of...

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

Subject to regulations which may be made regarding same by the company or a majority of the lot owners

TOGETHER with the right of enjoyment of privileges and facilities afforded by Lake Lanier, an artificial water, as protected 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 Clyde Stubblefield and Kate C. Stubblefield their heirs and assigns.

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...

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 One Thousand and 100 Dollars;

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 the grantor herein, or its successors;

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, (the plans for which are to be first approved as hereinabove provided) in keeping with the premises...

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, 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...

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 sewage shall ever be installed or maintained on the lot herewith conveyed, will install on said lot a septic tank or other sanitary device for the disposal of sewage, 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...

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 29th day of June, 1929, in the year of our Lord one thousand nine hundred and twenty-nine...

Signed, Sealed and Delivered in the Presence of: H. L. Wallace, Rose C. Wilcox, W. M. Hester

By: J. L. Lanier, President, W. M. Hester, Secy.

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

STATE OF N. C. County of Polk

PERSONALLY appeared before me Rose C. Wilcox and made oath that he saw the within named Lake Lanier Company, by its President J. L. Lanier and its Secretary W. M. Hester...

with H. L. Wallace, Notary Public, witnessed the execution thereof.

Sworn to before me, this 29th day of June, 1929

Notary Public, Polk County, L. S. My commission expires May 18th 1931

STATE OF... County of... FOR VALUE RECEIVED

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 Mesne 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...

Notary Public, (L. S.)

Recorded Aug. 17th 1929 at 2: 09 o'clock, P. M.

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