

STATE OF SOUTH CAROLINA,

County of Greenville.

KNOW ALL MEN BY THESE PRESENTS, That CAROLINA MOUNTAINS, INC., a corporation organized and doing business under the laws of the State of South Carolina, in consideration of the sum of One Dollar (\$1.00) and other valuable considerations Dollars, to it in hand paid at and before the sealing of these presents by Clarence A. Lightner and Frances M. Lightner his wife (the receipt whereof is hereby acknowledged), has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the said Clarence A. Lightner and Frances M. Lightner, his wife (subject to the restrictions hereinafter named),

lot or parcel of land situate, lying and being in Glassy Mountain Township, Greenville County, State of South Carolina, known and designated as Look Villa Site, No. "A"

Section on map of the property of CAROLINA MOUNTAINS, INC., known as "BLUE RIDGE FOREST," prepared by E. S. Draper, Engineer, April, 1926, and recorded in the office of the Register of Meane Conveyances of Greenville County, South Carolina, in Plat Book \_\_\_\_\_ at Page \_\_\_\_\_

Description of Villa Site - No. "A".

Beginning at an iron pin by the side of the present bridge trail running from Lookout Point at the top of the western end of Hog Back Mountain to Hog Head Saddle, thence the following eleven courses circling a cliff of rocks with the tenth course up a long Ravine, each corner being marked on the ground with an iron pin, as follows: South sixty-three degrees and twelve minutes West, eighty-three and nine tenths (83.9') feet South seventy-five degrees and forty-nine minutes West one hundred fifteen and one tenth (115.1') feet, South three degrees and seven minutes West fifty-eight and nine tenths (58.9') feet, South seventy-eight degrees and forty-four minutes West, one hundred thirty-seven and nine tenths (137.9') feet, North twenty-six degrees and eighteen minutes West one hundred fifty-four and five tenths (154.5') feet, North one degree and forty-four minutes East, seventy-three and four tenths (73.4') feet, North eleven degrees and ten minutes East, one hundred five and no tenths (105.0') feet, North forty-three degrees and eighteen minutes East ninety-two and three tenths (92.3') feet, North sixty-five degrees and fifty-seven minutes East, One hundred fifty-two and eight tenths (152.8') feet, South thirty-five degrees and no minutes East, three hundred twenty-one and no tenths feet (321.0'), South twenty-eight degrees and thirty minutes West, thirty-three and eight tenths (33.8') feet to the iron pin at the beginning, containing Two and sixty-one one-hundredths of an acre. Plat and survey by W.S. Hartley, Engineer, Carolina Mountains, Inc. is attached hereto and made a part of this description.

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 Clarence A. Lightner and Frances M. Lightner, his wife, their Heirs and Assigns, forever.

And the said CAROLINA MOUNTAINS, INC., does hereby bind itself and its successors to warrant and forever defend, all and singular, the said Premises, unto the said Clarence A. Lightner and Frances M. Lightner, his wife, their Heirs and Assigns, against itself and its successors and all other persons lawfully claiming or to claim the same or any part thereof.

This conveyance is made subject to the following conditions and restrictions, for a violation of the first of which the title shall immediately revert to the grantor or its successors, except as against lien creditors, and for a violation of the other conditions and restrictions the grantor shall have the right of re-entry.

FIRST-That the property conveyed herein shall not be sold, rented, leased or occupied by persons of negro blood, or to any corporation owned or controlled by persons of negro blood.

SECOND-That no use shall be made of any lot which will constitute a nuisance, or injure the value of neighboring property.

THIRD-That the property hereby conveyed shall be improved and used for residential purposes only, and each lot shown on the plat referred to shall be used for one residence only, and no flat, apartment house, hotel, duplex house or business house shall be erected thereon, or any building used therefor, except on Greenville County, where apartment houses, duplex houses and family hotels may be built, and except in sections specifically shown on said plat as set apart for special purposes, or as marked "Reserved."

FOURTH-That no residence shall be erected on Lot Villa Site No. "A" costing less than

Thirty five hundred Dollars, nor shall any residence or other buildings be erected or lot laid out until and after the plans for the buildings and arrangements of grounds shall have been approved by the company.

FIFTH-That no house or other structure shall be built on said lot nearer the front property line or street upon which it will face than the building line shown on said plat, nor nearer the side line of said lot than ten feet, nor nearer the rear line than five feet, except where rear building line is shown on said plat, and in that case no nearer than said line. This shall not be construed to include pergolas, arbors and open garden structures erected for ornamental purposes, but shall apply to service premises, and by service premises is meant any area used for wood yard, laundry yard or kitchen garden, and any areas enclosed for the keeping of poultry or stock.

SIXTH-That no re-subdivision of any part of the above described property, by sale or otherwise, shall be made to reduce more than ten (10%) per cent., in distance or area, from the lot as originally subdivided.

SEVENTH-That no signs, bill boards, or advertising boards or structures shall be placed on the lands included in the above described lot, except upon written permission of the Grantor.

EIGHTH-That the Grantor herein reserves the right to locate, construct, erect and maintain in the areas indicated on the plat as "encasements" sewer and water pipe lines, conduits, poles and wires for public utilities, and in the absence of stated "encasements" on the plat, shall have and is hereby given a right of way through the property hereby conveyed for sewer and water pipe lines, pole lines and conduits in connection with supplying utilities, light, power and telephone service, and also reserves the right of access at all times to such sewer and water pipe lines, conduits, poles and wires for the purpose of repairs and maintenance.

NINTH-That no surface closet or other unsanitary device for the purpose of disposal of the said property, made at any time within ten years after the date of the execution of deed, shall be installed or maintained on the property hereby conveyed, the Grantor herein agreeing that, upon the written request of the owner of the said property, 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, in such event, the Grantor is to have the right, without reimbursement, according to the capacity of said septic tank or other sanitary device, one or more owners of other lots, or grant them the right to so connect.

TENTH-That the Grantor, its successors or assigns, shall have the right to change, alter or close up any street, avenue, road, drive or trail shown upon said plat, and control of all streets, avenues, roads, drives or trails, subject only to the right of Grantee for the purpose of ingress and egress necessary to the full enjoyment of the above described property.

ELEVENTH-All of the building restrictions as above set forth shall be binding upon the owners of any part of this land and their respective heirs, successors and assigns, for a period of twenty-five (25) years from May 1st, 1926, and shall be continued automatically thereafter for periods of twenty (20) years, until the expiration of the first twenty-five (25) year period or any subsequent twenty (20) year period, the owners of a majority of the net acreage of the land hereby restricted, cede, give of the streets and parts, shall execute and acknowledge an agreement or agreements in writing, releasing the land from any or all of the above restrictions as to all of the land hereby restricted, and file the same for record in the office of the Register of Meane Conveyances for Greenville County, South Carolina.

WITNESS WHEREOF, the said CAROLINA MOUNTAINS, INC., has caused these presents to be signed by its President and by its Secretary, and its corporate seal to be hereto affixed, this 14th day of January, in the year of our Lord one thousand, nine hundred and twenty-seven, and in the one hundred and fifty-first year of the Independence of the United States of America.

Signed, Sealed and Delivered in the Presence of CAROLINA MOUNTAINS, INC. (SEAL) By R.G. Remick President By A.M. Law Secretary

STATE OF SOUTH CAROLINA, County of Greenville. PERSONALLY appeared before me P.G. Smith and made oath that he saw the within named CAROLINA MOUNTAINS, INC., by R.G. Remick its President and A.M. Law its Secretary, and deed deliver the within deed, and that he, with D. Idelle Howell, in the presence of other, witnessed the execution thereof. SWORN to before me, this 14th day of January, A. D. 1927. D. Idelle Howell (Seal) Notary Public for S. C. P.G. Smith S. C. Stamps Cancelled \$ 8 and Cts.

STATE OF SOUTH CAROLINA, County of Greenville. PERSONALLY appeared before me and made oath that he saw the within named CAROLINA MOUNTAINS, INC., by sign, seal, and as its act and deed deliver the within deed and that he with, witnessed the execution thereof. SWORN to before me, this day of A. D. 192 (Seal) Notary Public for S. C.

STATE OF SOUTH CAROLINA, County of Greenville. FOR VALUE RECEIVED, the within described property, conveyed to Clarence A. Lightner and Frances M. Lightner hereby released from the lien of the Deed of Trust or Mortgage executed by the CAROLINA MOUNTAINS, INC., to THE CENTRAL NATIONAL BANK, of Spartanburg, as Trustee, dated April 1st, 1926, and recorded in the Office of the Register of Meane Conveyances for Greenville County, in Mortgage Book Page. WITNESS the seal of THE CENTRAL NATIONAL BANK, of Spartanburg, and the signature of its Trust Officer, this 14th day of January, A. D. 1927. Signed, Sealed and Delivered in the Presence of THE CENTRAL NATIONAL BANK of Spartanburg, As Trustee By T.S. Perrin (Seal) Trust Officer.

STATE OF SOUTH CAROLINA, County of Spartanburg. PERSONALLY appeared before me H.J. Blackford who being duly sworn, says that he was present and saw THE CENTRAL NATIONAL BANK, of Spartanburg, as Trustee, by T. S. Perrin, Trust Officer, sign, seal, and as its act and deed, deliver the above written Release, and that he, with D. Idelle Howell, witnessed the execution thereof. SWORN to before me, this 14th day of January, A. D. 1927. D. Idelle Howell (Seal) Notary Public for S. C. H.J. Blackford Recorded January 28th, 1927, at 8:20 o'clock A.M.

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