

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 Five Dollars and other valuable considerations (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 Mabel L. Remick (subject to the restrictions hereinafter named),

lot _____ of land situate, lying and being in Glassy Mountain Township, Greenville County, State of South Carolina, known and designated as Tract No. 1111A, Site 720.1

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 Mesne Conveyances of Greenville County, South Carolina, in Plat Book _____, at Page _____, having the following metes and bounds, to-wit:

Beginning at an iron pin, said pin being in the South-easterly edge of Piedmont Drive, said Drive being forty feet wide, and the northeasterly corner of lot #7, Section E; thence in a North-easterly direction to an iron pin in the northeasterly edge of said Piedmont Drive, said pin being opposite the south end of a small Dam below the Club-House; thence in a Southeasterly direction to an iron pin by the side of a Chestnut below a large rock; thence in a southerly, easterly and then northerly direction to an iron pin in the southwesterly edge of Piedmont Drive, said pin being at the easterly edge of a culvert below the Tea Room, said line following the edge of the Rough of No. 5 Tee, Fairway and Green; thence in a southeasterly direction with the southwesterly edge of said Piedmont Drive to an iron pin, said pin being the northwesterly corner of Lot #8, Section E; thence in a southwesterly direction with said lot #8, south three degrees and forty-three minutes west two hundred and eleven (211') feet to an iron pin, said pin being the southwesterly corner of lot #8, Section E; thence continuing said line South three degrees and forty-three minutes West four hundred seventy-four (474') feet to an iron pin at the foot of the cliffs; thence in a westerly direction along the foot of the said cliffs south eighty degrees and forty-five minutes West four hundred twenty-three (423') feet to an iron pin; thence north seventy degrees and forty-five minutes west seven hundred and eighty-one (781') feet to an iron pin; said pin being at the foot of the cliffs; thence up said cliffs north forty degrees east two hundred and forty nine feet (249') to an iron pin at the top of the cliffs; said pin being in the back line of lot #5, Section E; thence with the back line of lots #5, #6, #7, Section E north eighty-six degrees and fifty eight minutes east one hundred and eighty-five feet (185') to an iron pin, said pin being the south easterly corner of lot #7, Section E; thence in a northeasterly direction with said Lot #7, north two degrees and thirty-four minutes east two hundred twenty-two and six tenths (222.6') feet to an iron pin at the beginning. Containing thirteen and one-half (13 1/2) acres, more or less, as shown on plat of Wm. S. Hartley, Engineer, as shown by tracing thereof attached to this deed. This deed is made subject to a mortgage executed by Carolina Mountains, Inc. to Central National Bank of Spartanburg, dated 13 day of May, 1926, recorded in office of R.M.C. for Greenville County in Vol. 179, page 1. The Grantor, as part of the consideration of this deed covenants that upon payment by the Grantee of the sum of Fifty Dollars (\$50.00) per acre that it will obtain the release of the tract of land herein conveyed from the said mortgage according to the terms stated in said mortgage.

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 Mabel L. Remick, her
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 Mabel L. Remick, her.
Heirs and Assigns, against itself and its successors and all other persons lawfully claiming or to claim the same or any part thereof.

See Plat. Book "B" Page 131.

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, without suit and injunction, without liability for damages, to-wit:
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 residential purposes only, and no flat, apartment house, hotel, duplex house or business house shall be erected thereon, except as may be provided in the special purpose, as shown on the plat of the Highways, from the Section, recorded in the office of the Register of Mesne Conveyances for 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, as so marked thereon.

FOURTH—That no residence shall be erected on Lot _____ in Block _____, costing less than _____ 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 and in that case no nearer than said line. This shall not be construed to include porches, arched 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 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 the area of the lot 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, its successors and assigns.

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

NINTH—That no surface closet or other unsanitary device for the purpose of disposal of sewage 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, made at any time within ten years after the date of the execution of deed, it will install on the property herein conveyed, or on convenient adjacent 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, 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, according to the capacity of said septic tank or other sanitary device.

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 map not adjacent to the lot described above, and not necessary to the full enjoyment by Grantee of the above described property, and shall retain the right and 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, unless prior to 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, exclusive of the streets and parks, do file 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 Mesne Conveyances for Greenville County, South Carolina.

IN 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 25th day of April, in the year of our Lord one thousand, nine hundred and twenty-seven, and in the one hundred and 51st year of the Independence of the United States of America.

Signed, Sealed and Delivered in the Presence of
Gertrude Shoff
Homer P. Aledge
CAROLINA MOUNTAINS, INC. (SEAL)
By M. L. Remick President
By _____ Secretary

STATE OF SOUTH CAROLINA,
County of Greenville, Paul
PERSONALLY appeared before me, Gertrude Shoff, and made oath that she saw the within named CAROLINA MOUNTAINS, INC., by M. L. Remick, its President, sign, seal, and as its act and deed deliver the within deed, and that Homer P. Aledge, in the presence of each other, witnessed the execution thereof.
SWORN to before me, this first day of July, 1927.
M. L. Remick (Seal)
Notary Public for S. C.
S. C. Stamp Cancelled \$ _____ and 00 Cts.

STATE OF SOUTH CAROLINA,
County of _____
PERSONALLY appeared before me _____ and made oath that _____ he saw the within named CAROLINA MOUNTAINS, INC., by _____, its _____, 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. 1927.

Notary Public for S. C. (Seal)

STATE OF SOUTH CAROLINA,
County of Greenville.
FOR VALUE RECEIVED, the within described property, conveyed to _____ is 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 Mesne 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 the _____ day of _____, A. D. 1927.
Signed, Sealed and Delivered in the Presence of

THE CENTRAL NATIONAL BANK of Spartanburg,
As Trustee
By _____ (Seal)
Trust Officer.

STATE OF SOUTH CAROLINA,
County of Spartanburg.
PERSONALLY appeared before me _____, 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 _____, witnessed the execution thereof.
SWORN to before me, this _____ day of _____, A. D. 1927.

Notary Public for S. C. (Seal)
Recorded July 8th 1927 at 11:40 clock A M.

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