

THE STATE OF SOUTH CAROLINA,

COUNTY OF GREENVILLE.

KNOW ALL MEN BY THESE PRESENTS, That The Etowah Realty Corporation

a corporation chartered under the laws of the State of South Carolina and having its principal place of business at Greenville in the State of South Carolina for and in consideration of the sum of Five DOLLARS,

and other valuable considerations, to it in hand duly paid at and before the sealing and delivery of these presents by the grantee hereinafter named (the receipt whereof is hereby acknowledged), has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto J. J. Simmons, his

heirs and assigns, all that certain piece, parcel and lot of land in the County and State aforesaid, being known and designated as lot No. one (1) of Paris Piney Park according to plat thereon recorded in the R. M. C. Office for Greenville County in plat book N, pages 19 and 20. Reference to said plat being made for a more complete description of said lot to the above Vol. 107, page 356, Vol. 116, page 42.

As a part of the considerations for this conveyance, the grantee herein expressly assumes and agrees to pay according to its terms a certain note secured by mortgage covering the parcel described lot aforesaid, by W. D. Workman to J. J. M. Richardson, dated June 29th, 1926, in the sum of \$300.00 said mortgage being recorded in the R. M. C. Office for Greenville County, Vol. 177, page 78.

In accepting this deed the grantee agrees that the following restrictions shall be as covenants running with the land and that in the event of violation of any of them, the property herein conveyed shall revert to the immediate grantor.

(1) No lot in this subdivision shall be sold, leased, or rented in any manner, directly or indirectly, by any title either legal or equitable to any person not of the Caucasian race, nor to any corporation of which any stockholder shall be less than of the Caucasian race.

(2) The owners of all lots in this subdivision shall provide for the disposal of sewage from his lot or lots by means of septic tanks of an approved type (where sewerage is not accessible) and no outside toilets shall be built or used.

(3) An easement is and shall be reserved to use a strip of ground for the purpose of installing and maintaining telephone and electric lines, water and gas pipes.

(4) No nuisance shall be permitted to be maintained on any lot in this subdivision.

It is understood and agreed that the grantee, his heirs or assigns, shall have the privilege of tapping on to the water line to be laid for the service of this subdivision without additional cost.

Refer to Agreement to Have Restrictions See Plat Book 45 page 337

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 grantee hereinafter named, and his heirs and assigns forever.

And the said granting corporation does hereby bind itself and its successors to warrant and forever defend all and singular the said premises unto the grantee hereinafter named, and his heirs and assigns, against itself and its successors, and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

In witness whereof the said granting corporation has caused its corporate seal to be hereunto affixed and these presents to be subscribed by its duly authorized officers

on this the 19th day of August in the year of our Lord one thousand nine hundred and twenty-six and in the one hundred and fifty first year of the Sovereignty and Independence of the United States of America.

Signed, Sealed and Delivered in the Presence of H. W. Estes and M. L. Ward

The Etowah Realty Corporation
By W. D. Workman President and Treasurer
and W. M. Walters Secretary

S. C. Revenue Stamps Cancelled, \$ _____ and _____ cents.

STATE OF SOUTH CAROLINA,
County of Greenville
PERSONALLY appeared before me H. W. Estes and made oath that he saw W. D. Workman as President and Treasurer and W. M. Walters as Secretary of The Etowah Realty Corporation a corporation chartered under the laws of the State of South Carolina sign, seal with its corporate seal, and as the act and deed of said corporation deliver the within written deed, and that he with M. L. Ward witnessed the execution thereof.

SWORN to before me, this 19th day of August A. D. 1926 H. W. Estes Notary Public for South Carolina. (SEAL.)

Recorded August 25 1926 at 11:20 o'clock A. M.

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