

State of South Carolina
County of Greenville

Whereas, H. A. Fisher assigned his bid in and to the certain tract of land known as the Warren A. Fisher tract in the Lake Lanier Development, to Berry Fortune Construction Company, and the services have been duly authorized to convey the said premises as bid in by Warren A. Fisher to said Berry Fortune Construction Company, and
Whereas, it is understood and agreed by and between the parties that the Berry Fortune Construction Company would convey to Warren A. Fisher a perpetual easement and right of way over and over all the roads in the said Lake Lanier Development, whether in North or South Carolina, and also give the said Warren A. Fisher, his heirs and assigns, the right and privilege to use the Lake for the uses and purposes herein after fully set forth.

Now Know All Men By These Presents, that Berry Fortune Construction Company, a corporation organized and existing under the laws of the State of South Carolina, with its principal place of business at Hickory, North Carolina, in consideration of the foregoing recitals and One Dollar to him hand paid, at and before the signing and sealing of these presents by H. A. Fisher, the receipt whereof is hereby acknowledged, have granted, bargained, sold, and released and by these presents do grant, bargain, sell and release unto the said H. A. Fisher, his heirs and assigns forever a perpetual easement and right of way over and over all roads or streets now existing in the sub-division known as Lake Lanier and over such roads as may hereafter be laid out and constructed in the said Lake Lanier sub-division, whether in North or South Carolina, also the right of enjoyment of privileges and facilities afforded by Lake Lanier for boating, bathing, swimming and fishing, subject to regulations which may be made regarding same by Berry Fortune Construction Company, its successors or assigns, together with the right to convey and sell to purchasers of property of the grantee, identical and similar privileges offered by Lake Lanier as are set forth and conveyed in the deeds issued by the

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Lake Lanier Company, it being understood and agreed that the easements, rights and privileges herein mentioned shall only be conveyed to purchasers of such property of Warren A. Fisher as is adjacent to the property of the grantor and extend in depth two thousand feet (2000) from the division line.

It is the intention of the parties hereto that the said H. A. Fisher by authority of this instrument, shall have the right to sell and convey the property owned by him adjacent to the property known as the Lake Lanier sub-division and give to his grantee perpetual rights to use the roads for purposes of ingress and egress in common with such other persons as acquire rights thereto, and also give to his grantee similar and identical rights to the use of Lake Lanier as are acquired by purchasers from the Lake Lanier Company, in so far as his said property adjoins the property known as the Lake Lanier sub-division and extends in depth from the division line two thousand (2000) feet.

This conveyance is made subject to the following conditions, restrictions and covenants running with the land to be hereafter sold by H. A. Fisher, for a violation of any or all of which the title for any of said easements, rights and privileges shall immediately revert to the Berry Fortune Company, its successor or assignee except as against their creditors.

First: That the easements, rights and privileges hereby conveyed, or any part thereof, are not to be sold, rented, leased or otherwise disposed of to any person, firm or corporation, except as easements, rights and privileges belonging to and appertaining to the lands conveyed from the tract above mentioned by H. A. Fisher, his heirs and assigns.

Second: That the easements, rights and privileges hereby conveyed, or any part thereof, can not be used or sold for commercial purposes, but are limited and restricted to the use and enjoyment of the owners of the lots, their families

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