

TITLE TO REAL ESTATE

STATE OF SOUTH CAROLINA, }

County of Greenville. }

KNOW ALL MEN BY THESE PRESENTS, That Richards Realty Company

a corporation chartered under the laws of the State of South Carolina and having its principal place of business at Lake Lanier in the State of South Carolina for and in consideration of the sum of TEN (\$10.00) Dollars and other valuable consideration, ~~DEKARS~~

to it in hand duly paid at and before the sealing and delivery of these presents by the grantee (X) 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 Ernest Kerhulas, his heirs and assigns;-

All those certain pieces, parcels or lots of land, with the buildings and improvements thereon, consisting of two cottages, log cabin, tearoom and bathhouse, situate, lying and being in Glassy Mountain Township, County of Greenville, State of South Carolina, known and designated as Lots No. 126, 134, 135 and 136 of the property formerly of Tryon Development Company, known as Lake Lanier, as will more fully appear from plat made by George Kershaw, C. E. reference being hereby made to said plat for a more complete description of the lots herein conveyed.

TOGETHER with all household and kitchen furniture and furnishings now in the tearoom, cottages and log cabin owned by the grantor, and also the dock, pier and boathouse situate, lying and built over the water on property of the grantor just across the road directly in front of the tearoom, with the right to maintain the same in their present location.

The grantee, his heirs and assigns, are given commercial rights at the dock, pier or boathouse to charge for fishing, boating and swimming. Said swimming, however, shall be confined to that part of the lake immediately adjacent to the dock and pier.

The grantee assumes and agrees to pay the taxes for the year 1941.

This conveyance is made subject to the following conditions and restrictions, to-wit:-

(1) That the property hereby conveyed, or any part thereof, is not to be sold, rented, leased, or otherwise disposed of to any person of African descent.

(2) That no use shall be made of the property hereby conveyed, or any part thereof, or the lake, or any part thereof, 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.