

TITLE TO REAL ESTATE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE.

KNOW ALL MEN BY THESE PRESENTS That Mountain Lake Colonies, incorporated under the laws of South Carolina, has agreed to sell to Mr. A. C. Mann a certain lot of land in the County of Greenville, South Carolina, which is shown as lot number four (4) on a map of the property of Mountain Lake Colonies drawn by W. D. Neves, C. E., said map being recorded in the office of R. M. C. for Greenville County in Plat Book "D", pp. 236 and 237, said plat representing a subdivision of tract number one (1) as described in a deed from Southeastern Life Insurance Company to Mountain Lake Colonies, which deed is dated December 22nd, 1924, and recorded in the office of R. M. C. for Greenville County, January 2nd, 1925, in Book 100, pp. 372; and Mountain Lake Colonies further agrees to execute and deliver a good and sufficient warranty deed conveying said lot in fee simple. Upon conditions, however, that said deed is not to be executed until after a note and mortgage given by Mountain Lake Colonies to Southeastern Life Insurance Company for Twenty Five Thousand Dollars (\$25,000.00) and all renewals of same, have been paid in full and discharged, and until such time, no obligation of any kind is to arise under this bond.

PROVIDED FURTHER That A. C. Mann, the obligee herein, in accepting this bond for title, thereby contracts and covenants that he, his heirs, executors, administrators, assigns or tenants, will at all times abide by the sanitary regulations now in force, or which may hereafter be adopted by the Stockholders or Board of Directors of Mountain Lake Colonies, and that obedience to such regulations is expressly made a condition precedent to the execution of the deed of conveyance and that violations of such regulation shall operate as a condition subsequent, making void the obligations of Mountain Lake Colonies to execute and deliver a deed under this bond, and in addition thereto, shall make the obligee herein liable for any damages caused by such disobedience.

PROVIDED FURTHER That the deed of conveyance mentioned in this bond shall contain a covenant running with the land which shall bind the land conveyed, the grantee therein, his heirs, executors, administrators, assigns, tenants or lessees, to the due observance of such regulations as have been adopted or may thereafter be adopted by the Stockholders or Board of Directors of Mountain Lake Colonies regarding sanitation of this community, and that any violation of such regulations shall make the owner, the land and the tenant liable and chargeable for any damages caused thereby, and such charge of damages shall constitute a first lien against the land so conveyed in favor of the grantor. If necessary in their opinion, the officers, may, after reasonable notice, take such steps as they think necessary to make the premises conform to such sanitary regulations and charge the same against the owner, the tenant and the land and such expenses so incurred shall in all cases constitute a first lien upon the land.

PROVIDED FURTHER That the said Mountain Lake Colonies shall not be obligated to the above named holder of this bond to execute and deliver a deed for said lot until the promissory note for \$ NONE given by such holder to the said Mountain Lake Colonies with all interest thereon has been fully paid, together with all dues or assessments charged against the holder of said lot under the bylaws or regulations of the said Mountain Lake Colonies.

IN WITNESS WHEREOF, Mountain Lake Colonies has, by resolution duly adopted by its Stockholders and Board of Directors, caused this bond to be executed by J. A. Piper, its president, affixed its official seal, this the 4th. day of May, 1936, in the year of the Independence of the United States the one hundred and sixtieth.

MOUNTAIN LAKE COLONIES, INC. (L. S.)

By- J. A. Piper,
Its President

Witness:

B. L. Cameron
B. E. Hudson

Attest:
C. R. Duckett
Secretary

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

Personally appeared before me B. L. Cameron who being sworn, says that he saw the above named J. A. Piper, as president and C. R. Duckett, as Secretary, sign, seal and as the act and deed of Mountain Lake Colonies, deliver the within bond for title, and that deponent with B. E. Hudson witnessed the execution thereof.

B. L. Cameron

Sworn to before me this the 4th.
day of May, A. D., 1936.

C. J. F. Manly (L. S.)
Notary Public for South Carolina.

No Stamps

Recorded June 6th, 1941 at 9:38 A. M. # 8667

By- J. H.-