

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 Greenville in the State of South Carolina for and in consideration of the sum of TEN (\$10.00) Dollars and other valuable consideration

to it in hand duly paid at and before the sealing and delivery of these presents by the grantee(s) 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 GRACE S. AVANT, her Heirs and Assigns, forever:

All that certain piece, parcel or tract of land situate, lying and being in Glassy Mt. Township, Greenville County, South Carolina, on the North side of Lake Shore Drive, being shown an unplatted area on the plat of Lake Lanier property made for Tryon Development Company by George Kershaw, C. E., and recorded in the R. M. C. Office for Greenville County, S. C., in Plat Book G, at page 25, and having, according to a recent survey made by S. B. Edwards, Surveyor, August 13, 1942, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Northeast side of Lake Shore Drive, said pin being at the Southwest corner of Lot No. 257, as shown on plat recorded in Plat Book G, at page 25, above referred to, and running thence with the Northeast side of Lake Shore Drive, S. 37-0 E. 78 feet to a point; thence continuing with Lake Shore Drive, S. 51-0 E. 100 feet to a point; thence still with Lake Shore Drive, S. 56-30 E. 100 feet to a point; thence continuing with the curve of Lake Shore Drive to a point (the chord of which is S. 84-0 E. 26 feet); thence still following the curve of Lake Shore Drive to a point (the chord of which is N. 12-0 E. 21 feet); thence along the Southwest side of Lake Shore Drive, N. 42-0 W. 110 feet to a point; thence still with Lake Shore Drive, N. 33-0 W. 41 feet to a point; thence still with Lake Shore Drive, N. 5-15 W. 60 feet to a point; thence still with Lake Shore Drive, the following courses and distances: N. 14-30 E. 40; thence N. 13-30 E. 50 feet; thence N. 38-30 E. 48 feet; thence N. 61-0 E. 50 feet; thence N. 80-0 E. 39 feet to an iron pin on the North side of Lake Shore Drive, at corner of Park; thence with the Park line N. 10-0 E. 50 feet to an iron pin near edge of lake; thence S. 68-30 W. 100 feet to a point; thence S. 60 W. 100 feet to iron pin; thence S. 57 W. 42 ft. to point; thence S. 4 E. 77 ft. to an iron pin at Southeast corner of Lot No. 257, on plat above referred to; thence with the line of Lot No. 257, S. 59-0 W. 92 feet to the beginning corner on Lake Shore Drive.

Together with the right of enjoyment of privileges and facilities afforded by Lake Lanier, an artificial body of water, for lawful aquatic sports, boating, bathing, swimming and fishing; in granting boating privileges the grantor specifically reserves the right to limit the size or to prohibit entirely the use of any and all motors, as determined by horsepower rating, to be used on power boats; and together with the further right to erect for the use of the owner of the above described lot a boat house and wharf or landing at some appropriate place or location on the margin of said Lake, the said location and the size, plans and specifications of said boat house and wharf or landing to be subject to approval of grantor; but nothing herein contained shall privilege a nuisance or license the pollution of said Lake, its inlets, outlets, or beaches, nor authorize any unlawful, offensive or boisterous conduct, or the use of the said lake by any person inexperienced in swimming; it being expressly stipulated that the grantor herein, its shareholders or successors, shall not be liable to any lot or property owner or any other person for any damage or injury sustained in the exercise of the said privileges and facilities, or by reason hereof.

This conveyance is made subject to the following conditions, restrictions and covenants running with the land, for a violation of the first and second of which the title shall immediately revert to the grantor, its successors or assigns, except as against lien creditors, to-wit:

FIRST: 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.

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