

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 Three Thousand (\$3,000.00) DOLLARS,

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 W. Herman Wilson and Kate B.

Wilson, their Heirs and Assigns, forever:

All that certain piece, parcel or lot of land on the North side of Lake Shore Drive and on the South side of Hamilton Drive, in Glassy Mountain Township, Greenville County, South Carolina, known and designated as Lot No. 66 on plat of Lake Lanier property made by George Kershaw, recorded in the R. M. C. Office for Greenville County, S. C., in Plat Book G, at pages 40 and 41, and having such metes and bounds as are shown by said plat, reference to which is hereby made for a more complete description.

This is the same property conveyed to Richards Realty Company by deed of Zettie Pye and others, dated July 24, 1934, and recorded in the R. M. C. Office for Greenville County, S.C. in Deeds Volume 176, at page 147.

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, plan 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.

SECOND: That the grantee hereby agrees not to place a motor boat on the waters of Lake Lanier without first acquiring written authority from Richards Realty Co., giving Grantee permission to do so. Same written authority to state the size of motor to be used on said boat.

THIRD: The the property hereby conveyed is to used for residential purposes only for a period of twenty-years after June 30, 1944; but this shall not be taken to prevent the grantor herein from designating certain lots of this development or any further addition thereto for business purposes or for other purposes desirable in the opinion of the grantor, in promoting said development, the right to do so being hereby expressly reserved by the grantor.