

TITLE TO REAL ESTATE

STATE OF SOUTH CAROLINA

TITLE TO REAL ESTATE

COUNTY OF GREENVILLE

KNOW ALL MEN BY THESE PRESENTS: THAT THE LANIER REALTY COMPANY, a corporation duly organized and chartered under and by virtue of the laws of the State of South Carolina, in consideration of the covenants herein, and of the sum of Eight Hundred & No/100(800.00) Dollars to it in hand paid by James R. Arnold, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release, (subject nevertheless, to the exceptions, reservations, conditions and restrictions hereinafter set out), unto the said James R. Arnold, his heirs and assigns forever;

All that certain parcel of land in Glassy Mountain Township, Greenville County State of South Carolina, being known as Lot No. 1031 of the Tryon Development Company of the Lake Lanier property as shown on Plat Book G, page 35, R.M.C. office for Greenville County, and having the following metes and bounds according to a recent survey:

BEGINNING at an iron pin on the East side of Mermaid Court, front corner of Lot No. 1029; thence with line of said Lot N. 80 E. 93 feet to an iron pin; thence N. 60 E. 108 feet to iron pin on shore of Lake Lanier; thence with shore line S. 52-50 E. 33.5 feet to iron pin; thence with line of Lot No. 1033 S. 59-17 W. 218 feet to iron pin on said Court; thence with said Court N. 20 W. 69.4 feet to the beginning,

The above is part of the same conveyed to the grantor by deed recorded in Deed Book 302, page 60, R.M. C. office for Greenville County.

TOGETHER with the right of enjoyment of privileges and facilities afforded by Lake Lanier for lawful aquatic sports, boating, swimming, and fishing, subject however, to all rules and regulations prescribed or promulgated by the grantor, or its successors from time to time; but nothing herein contained shall permit or 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 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 owner, or other person, for any damage or injury sustained in the exercise of said privileges or facilities, or by reason hereof.

TOGETHER with all and singular the rights, members, hereditaments and appurtenances to the said premises belonging or in anywise incident or appertaining.

TO HAVE AND TO HOLD, All and singular, the premises before mentioned unto the said James R. Arnold, his heirs and assigns.

And the said Lanier Realty Company does hereby bind itself and its successors to warrant and forever defend all and singular the said premises unto the said James R. Arnold, his heirs and assigns, against itself and its successors and all persons lawfully claiming, or to claim the same, or any part thereof.

This conveyance is made subject to the following conditions, restrictions and covenants running with the land, for a violation of the first 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 property hereby conveyed, is to be used for residential purposes only for a period of Twenty-one years after December 1, 1946, but this shall not be taken to prevent the grantor herein from designating certain lots of this development or any future addition therein for business purposes or for other purposes desirable in the opinion of grantor, in promoting said development, the right to do so being hereby expressly reserved by grantor.