

Realty Corporation

DEED TO

Sans Souci Country Club

State of South Carolina,

COUNTY OF Greenville

KNOW ALL MEN BY THESE PRESENTS, That Realty Corporation

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 DOLLARS, to it in hand duly paid at and before the sealing and delivery of these presents by the grantee 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

Sans Souci Country Club, a corporation chartered under the laws of the State of South Carolina, All that certain piece, parcel or tract of land situate in the County of Greenville, State of South Carolina, and known and designated as tract 26, 27, 28, 29, 32, 33 and 34 of Realty Corporation subdivision known as Traxler Park which sub-division is situate on the east side of Augusta Road, said lots having together the following metes and bounds, to-wit: Beginning at a stake on a branch and on Ridge Drive at the southwest corner of tract No. 40 and running thence with Ridge Drive S. 25-15 E. 2259 feet to a stake in center of Riverside Drive; thence with center of said Drive to its termination N. 85 E. 1480 feet to center of Reedy River; thence with said Reedy River following the meanders of same approximately 4370 ft. to the mouth of the branch above mentioned; thence up said branch following the meanders of same, approximately 2555 feet to the beginning corner.

Being a portion of the land conveyed to the Grantor by D.B. Traxler by deed dated Apr. 7, 1913, and recorded in the R.M.C. Office for Greenville County in Deed Book 16, page 88.

Subject, however to a right of way for a road way or street 30 feet wide extending along and over the rear of the tract above described from Riverside Drive to a road to be opened by the Grantor along or near the northern boundary of the tract above described, which right of way or street is reserved for the benefit of the grantor, its successors and assigns forever, and for the use of the public, the location of said road to be approved by the Grantee.

And also the right to appropriate and use the water of the branch along the northern boundary of the above described tract in such quantities and at such times and for such purposes as the Grantee may desire.

Upon conditions, however, which is hereby declared to be a condition subsequent that the grantee shall develop and use said property as a country club and for a country club, golf and tennis club purposes; that it shall erect thereon a suitable club house and lay out and develop thereon golf links which shall cost as a total minimum expense \$30,000.00, and work upon which shall be started within one year from this date and shall continue thereafter with all convenient speed until completed; that the grantee shall maintain, operate and use the said property as a country club, golf or tennis club and for no other purpose inconsistent with such use for at least thirteen years from this date; that the grantee shall not sell, lease nor otherwise dispose of the said property nor any part thereof within thirteen years from this date. At the expiration of 13 years from this date all conditions and restrictions herein shall become null and void.

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 grantee hereinafter named, and its successors and assigns forever.

And the said granting corporation does hereby bind itself and its successors to warrant and forever defend all and singular the said premises unto the grantee hereinafter named, and its successors and assigns, against itself and its successors, and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

In witness whereof the said granting corporation has caused its corporate seal to be hereunto affixed and these presents to be subscribed by its duly authorized officers, on this the 26th day of August in the year of our Lord one thousand nine hundred and nineteen, and in the one hundred and forty-fourth year of the Sovereignty and Independence of the United States of America.

Signed, Sealed and Delivered in the Presence of

Adelaide Barrow,

Elizabeth Lloyd,

Realty Corporation,

By

D.B. Traxler, Pres. & Treas.

and

STATE OF SOUTH CAROLINA,

COUNTY OF Greenville

PERSONALLY appeared before me Elizabeth Lloyd and made oath that she saw D.B. Traxler as Pres. & Treas. and

of Realty Corporation a corporation chartered under the laws of the State of South Carolina

sign, seal with its corporate seal, and as the act and deed of said corporation deliver the within written deed, and that she with

Adelaide Barrow, witnessed the execution thereof.

WORN to before me, this 29th,

day of August, A. D. 1919.

S. R. Riley (SEAL.)

Notary Public for South Carolina.

Elizabeth Lloyd

Recorded for August 29th, 1919.

For Agreement to this Deed, see Deed Book 61 at page 241.

