

STATE OF SOUTH CAROLINA,

County of Greenville }

KNOW ALL MEN BY THESE PRESENTS, That, Mountain View Land Co. a corporation, incorporated under the laws of the State of South Carolina, with its principal office of business in Greenville, South Carolina, for and in consideration of the sum of Ten Dollars and other good and valuable considerations to it in hand duly paid at or before the sealing and delivery of these presents by J. P. Hunt, hereinafter referred to as the Grantor (the receipt whereof is hereby acknowledged), has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the said Grantee that certain lot or parcel of land situate in the State of South Carolina, Greenville County.

In section about 1 1/2 miles north of the City of Greenville known as San Louis and being known and designated as lot no. 29 of Block A, as shown by plat made by W. A. Adams Engineer and recorded in R. S. C. Office for Greenville County in Plat Book A, pages 396 and 397 and having the following courses and distances to-wit:

Beginning at a pin at the northeast corner of Ridley and Martin streets and running thence with Ridley street in a northerly direction 118 feet to a pin joint corner with lot no. 27, thence with line of lot no. 27, 48 1/2 feet to a pin, joint corner with lot no. 29, thence along Western line of lot no. 29, 114 feet to a pin on Martin street, thence along Martin street, 97.89 1/2 ft. 57 feet to the beginning.

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 hereinabove named, and his heirs 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 hereinabove named, and his heirs and assigns forever, against itself and its successors, and against every person whatsoever lawfully claiming or to claim the same or any part thereof.

This deed is subject to the following restrictions, which shall apply for a period of twenty-five years from date thereof:

- First: The property herein conveyed or any part thereof is not to be sold, rented or otherwise disposed of to persons of African descent.
Second: No liquor or Ardent spirits are to be sold on the property.
Third: No dwelling house shall be built thereon to cost less than One Thousand Dollars, but any person may use two or more lots, placing one residence thereon.
Fourth: No building shall be erected nearer the street than the building line shown on the said plat, which is fifteen feet from the street.
Fifth: No use shall be made of the lots sold, or any part thereof, which would constitute a nuisance or injure the value of any of the neighboring lots.
Sixth: The layout of the lots as shown on the plat shall be adhered to, and no scheme of facing lots in any other direction than that shown on said plat shall be used.
Seventh: The Company reserves the right to lay or place or authorize the laying or placing of electric or other street car tracks, sewer, gas and water pipes, telephone or electric light poles, or any other work or instruments of public utility, on or in any of the streets as shown on the plat of this property without compensation to any lot owner.

In event of a violation by the purchaser of the first restriction above, the title of this tract shall revert to Grantor, except as against lien creditors; and in event of a violation of any of the other above provisions, the Grantor shall have the right to enforce the same by proper procedures.

IN WITNESS WHEREOF the said granting corporation has caused its corporate seal to be hereto affixed and these presents to be subscribed by its duly authorized officers:

J. P. Hunt, Pres. & Treas. & J. Theo. Solomonson, Jr., Secy.

on this the 2nd day of September in the year of our Lord one thousand, nine hundred and twenty-two and in the One Hundred forty-seventh year of the sovereignty and independence of the United States of America.

Signed, sealed and delivered in the presence of: D. B. Drupp, W. B. Anthony, Mountain View Land Company, J. P. Hunt, Pres. & Treas., J. Theo. Solomonson, Jr., Secy. Stamps 50¢.

STATE OF SOUTH CAROLINA,

County of Greenville }

Personally appeared before me D. B. Drupp and made oath that he saw J. P. Hunt as President and Treasurer and J. Theo. Solomonson, Jr. as Secretary of Mountain View Land Co. 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 he with W. B. Anthony witnessed the execution thereof.

Sworn to before me this 2nd day of September A. D. 1922 D. B. Drupp Notary Public for S. C. (L. S.)

Recorded for September 19th 1922

STATE OF SOUTH CAROLINA,

County of Greenville }

KNOW ALL MEN BY THESE PRESENTS, That, Mountain View Land Co. a corporation, incorporated under the laws of the State of South Carolina, with its principal office of business in Greenville, South Carolina, for and in consideration of the sum of Ten Dollars and other good and valuable considerations to it in hand duly paid at or before the sealing and delivery of these presents by D. B. Howard hereinafter referred to as the Grantor (the receipt whereof is hereby acknowledged), has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the said Grantee that certain lot or parcel of land situate in the State of South Carolina, Greenville County.

In section about two and one half miles north of the City of Greenville known as San Louis and being known and designated as Lots nos. 29-30-31-32 and 33 of Block A of Mountain View as shown by plat made by W. A. Adams Engineer and recorded in R. S. C. Office for Greenville County in Plat Book A, pages 396 and 397. Lots 29-30 and 31 having a frontage on Martin street of 56 1/2 feet each. Lots nos. 32 and 33 having a frontage of 40 feet each on Martin street.

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 hereinabove named, and his heirs 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 hereinabove named, and his heirs and assigns forever, against itself and its successors, and against every person whatsoever lawfully claiming or to claim the same or any part thereof.

This deed is subject to the following restrictions, which shall apply for a period of twenty-five years from date thereof:

- First: The property herein conveyed or any part thereof is not to be sold, rented or otherwise disposed of to persons of African descent.
Second: No liquor or Ardent spirits are to be sold on the property.
Third: No dwelling house shall be built thereon to cost less than One Thousand Dollars, but any person may use two or more lots, placing one residence thereon.
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Sixth: The layout of the lots as shown on the plat shall be adhered to, and no scheme of facing lots in any other direction than that shown on said plat shall be used.
Seventh: The Company reserves the right to lay or place or authorize the laying or placing of electric or other street car tracks, sewer, gas and water pipes, telephone or electric light poles, or any other work or instruments of public utility, on or in any of the streets as shown on the plat of this property without compensation to any lot owner.

In event of a violation by the purchaser of the first restriction above, the title of this tract shall revert to Grantor, except as against lien creditors; and in event of a violation of any of the other above provisions, the Grantor shall have the right to enforce the same by proper procedures.

IN WITNESS WHEREOF the said granting corporation has caused its corporate seal to be hereto affixed and these presents to be subscribed by its duly authorized officers:

J. P. Hunt, Pres. & Treas. and J. Theo. Solomonson, Jr., Secretary

on this the 2nd day of September in the year of our Lord one thousand, nine hundred and twenty-two and in the One Hundred forty-seventh year of the sovereignty and independence of the United States of America.

Signed, sealed and delivered in the presence of: D. B. Drupp, W. B. Anthony, Mountain View Land Company, J. P. Hunt, Pres. & Treas., J. Theo. Solomonson, Jr., Secy. Stamps 50¢.

STATE OF SOUTH CAROLINA,

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Personally appeared before me D. B. Drupp and made oath that he saw J. P. Hunt as President and Treasurer and J. Theo. Solomonson, Jr. as Secretary of Mountain View Land Co. 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 he with W. B. Anthony witnessed the execution thereof.

Sworn to before me this 2nd day of September A. D. 1922 D. B. Drupp Notary Public for S. C. (L. S.)

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