

STATE OF SOUTH CAROLINA,

County of Greenville.

KNOW ALL MEN BY THESE PRESENTS, That CAROLINA MOUNTAINS, INC., a corporation organized and doing business under the laws of the State of South Carolina, in consideration of the sum of ten dollars (\$10.00) and other considerations Dollars, (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 L. O. Patterson (subject to the restrictions hereinafter named),

lot 25 of parcel 25 of land situate, lying and being in Glassy Mountain Township, Greenville County, State of South Carolina, known and designated as Lot 25 in Block 25 Section on map of the property of CAROLINA MOUNTAINS, INC., known as "BLUE RIDGE FOREST," prepared by E. S. Draper, Engineer, April, 1926, and recorded in the office of the Register of Meane Conveyances of Greenville County, South Carolina, in Plat Book 117, at Page 117.

According to plat prepared by E. S. Draper, April, 1926. Beginning at an iron pin on the northwest edge of Saluda Drive, said Drive being forty feet wide and the northeast corner of Lot 24 Section 2, thence in a northeasterly direction with the northerly edge of said Saluda Drive, one hundred and two feet to an iron pin said pin being the southeasterly corner of Lot 24 Section 2, thence in a northeasterly direction north seventy-one degrees and forty five minutes West, two hundred and sixty seven and three tenths feet to an iron pin, thence in a southeasterly direction south thirty degrees and two minutes West, eighty two feet to an iron pin, thence in a southeasterly direction, south sixty six degrees and five minutes East, two hundred and sixty five feet to an iron pin, as well more fully appear by reference to plat by E. S. Draper made and made a part of this description.

See Plat Book 117 Page 93.

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 L. O. Patterson Heirs and Assigns, forever. And the said CAROLINA MOUNTAINS, INC. does hereby bind itself and its successors to warrant and forever defend, all and singular, the said Premises, unto the said L. O. Patterson Heirs and Assigns, against itself and its successors and all other persons lawfully claiming or to claim the same or any part thereof.

This conveyance is made subject to the following conditions and restrictions, for a violation of the first of which the title shall immediately revert to the grantor or its successors, except as against lien creditors, and for a violation of the other conditions and restrictions the grantor shall have the right of re-entry, statement suit and injunction, without liability for damages, to-wit:

FIRST-That the property conveyed herein shall not be sold, rented, leased or occupied by persons of negro blood, or to any corporation owned or controlled by persons of negro blood. This restriction shall not apply to the property hereby conveyed.

SECOND-That no use shall be made of any lot or lots included in this conveyance, or in any other lot shown on the plat referred to shall be used for one residence only, and no flat, apartment house, hotel, duplex house or business house shall be erected thereon, or any building used therefor, except on Greenville County, where apartment houses, duplex houses and family hotels may be built, and except in sections specifically shown on said plat as set apart for special purposes, or as marked "Reserved."

FOURTH-That no residence shall be erected on Lot 25 in Block 25, costing less than twenty five hundred Dollars, nor shall any residence or other buildings be erected or lot laid out and after the plans for the buildings and arrangements of grounds shall have been approved by the company.

FIFTH-That no house or other structure shall be built on said lot nearer the front property line or street upon which it will face than the building line shown on said plat, nor nearer the side line of said lot than ten feet, nor nearer the rear line than five feet, except where rear building line is shown on said plat, and in that case no nearer than said line. This shall not be construed to include pergolas, arbors and open garden structures erected for ornamental purposes, but shall apply to service premises, and by service premises is meant any area used for wood yard, laundry yard or kitchen garden, and any area enclosed for the keeping of poultry or stock.

SIXTH-That no re-subdivision of any part of the above described property, by sale or otherwise, shall be made to reduce more than ten (10%) per cent, in distance or area, from the lot as originally subdivided.

SEVENTH-That no signs, bill boards, or advertising boards or structures shall be placed on the lands included in the above described lot, except upon written permission of the Grantor, its successors or assigns.

EIGHTH-That the Grantor herein reserves the right to locate, construct, erect and maintain in the areas indicated on the plat as "easements" sewer and water pipe lines, conduits, poles and wires for public utilities, and in the absence of stated "easements" on the plat, shall have and is hereby given a right of way through the property hereby conveyed for sewer and water pipe lines, pole lines, conduits in connection with supplying utilities, light, power and telephone service, and also reserves the right of access at all times to such sewer and water pipe lines, conduits, poles and wires for the purpose of repairs and maintenance.

NINTH-That no surface closet or other sanitary device for the purpose of disposal of sewage shall be installed or maintained on the property hereby conveyed, the Grantor herein agreeing that, upon the written request of the owner of the said property, made at any time within ten years after the date of the execution of deed, it will install on the property herein conveyed, or on convenient adjacent property, a septic tank or other sanitary device for the disposal of sewage, and said owner shall have the right to connect to and use the same; provided, however, in such event, the Grantor is to have the right, without reimbursement to the owner of the said property, to connect to said septic tank or other sanitary device, one or more owners of other lots, or grant them the right to so connect, according to the capacity of said septic tank or other sanitary device.

TENTH-That the Grantor, its successors or assigns, shall have the right to change, alter or close up any street, avenue, road, drive or trail shown upon said map not adjacent to the lot described above, and not necessary to the full enjoyment by Grantee of the above described property, and shall retain the right and title to, and control of all streets, avenues, roads, drives or trails, subject only to the right of Grantee for the purpose of ingress and egress necessary to the full enjoyment of the above described property.

ELEVENTH-All of the building restrictions as above set forth shall be binding upon the owners of any part of this land and their respective heirs, successors and assigns, for a period of twenty-five (25) years from May 1st, 1926, and shall be continued automatically thereafter for periods of twenty (20) years unless prior to the expiration of the first twenty-five (25) year period or any subsequent twenty (20) year period, the owners of a majority of the net acreage of the land hereby restricted, exclusive of the streets and parks, shall execute and acknowledge an agreement or agreement in writing, releasing the land from any or all of the above restrictions as to all of the land hereby restricted, and file the same for record in the office of the Register of Meane Conveyances for Greenville County, South Carolina.

IN WITNESS WHEREOF, the said CAROLINA MOUNTAINS, INC., has caused these presents to be signed by its President and by its Secretary, and its corporate seal to be hereto affixed, this third day of June, in the year of our Lord one thousand, nine hundred and twenty six, and in the one hundred and thirty sixth year of the Independence of the United States of America.

Signed, Sealed and Delivered in the Presence of K. M. Guinn } CAROLINA MOUNTAINS, INC., (REAL ESTATE CORPORATION) By L. O. Patterson } President By L. M. S. S. S. } Secretary

STATE OF SOUTH CAROLINA, County of Greenville. PERSONALLY appeared before me K. M. Guinn and made oath that he saw the within named CAROLINA MOUNTAINS, INC., by L. O. Patterson its President and Secretary sign, seal, and as its act and deed deliver the within deed, and that he, with L. O. Patterson in the presence of each other, witnessed the execution thereof.

SWORN to before me, this 3 day of June, A. D. 1926. K. M. Guinn Notary Public for S. C. (Seal) L. O. Patterson B. C. Stamps Cancelled \$ 4 and 00 Cts.

STATE OF SOUTH CAROLINA, County of Greenville. PERSONALLY appeared before me K. M. Guinn and made oath that he saw the within named CAROLINA MOUNTAINS, INC., by L. O. Patterson its President and Secretary sign, seal, and as its act and deed deliver the within deed and that he, with L. O. Patterson witnessed the execution thereof.

SWORN to before me, this 3 day of June, A. D. 1926. K. M. Guinn Notary Public for S. C. (Seal)

STATE OF SOUTH CAROLINA, County of Greenville. FOR VALUE RECEIVED, the within described property, conveyed to L. O. Patterson is hereby released from the lien of the Deed of Trust or Mortgage executed by the CAROLINA MOUNTAINS, INC., to THE CENTRAL NATIONAL BANK, of Spartanburg, as Trustee, dated April 1st, 1926, and recorded in the Office of the Register of Meane Conveyances for Greenville County, in Mortgage Book 726 Page 726.

WITNESS the seal of THE CENTRAL NATIONAL BANK, of Spartanburg, and the signature of its Trust Officer, this the 7th day of June, A. D. 1926. Signed, Sealed and Delivered in the Presence of H. J. Blackford } THE CENTRAL NATIONAL BANK of Spartanburg, As Trustee By T. S. Perrin } Trust Officer. (Seal)

STATE OF SOUTH CAROLINA, County of Spartanburg. PERSONALLY appeared before me H. J. Blackford who being duly sworn, says that he was present and saw THE CENTRAL NATIONAL BANK, of Spartanburg, as Trustee, by T. S. Perrin, Trust Officer, sign, seal, and as its act and deed, deliver the above written Release, and that he, with Hugh R. Cannon witnessed the execution thereof.

SWORN to before me, this 7th day of June, A. D. 1926. H. J. Blackford Notary Public for S. C. (Seal) H. J. Blackford

Recorded June, 8th 1926, at 11:30 o'clock A. M.

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