

TITLE TO REAL ESTATE

LANIER REALTY COMPANY

STATE OF SOUTH CAROLINA

GREENVILLE COUNTY

TITLE TO REAL ESTATE.

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 One Thousand, Two Hundred (\$1,200.00) Dollars to it in hand paid by W. P. Brown 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 W. P. Brown, his heirs and assigns, forever,

All those certain two pieces, parcels or lots of land situate, lying and being in Glassy Mountain Township, Greenville County, State of South Carolina, in the subdivision known as Lake Lanier, designated and shown upon map of said plat made for Tryon Development Company by George Kershaw, C. E., and duly recorded in the Office of Register Of Mesne Conveyance for Greenville County, South Carolina, as Lots Numbered 221 and 222, reference to said plat and record being hereby made for a more complete description, said lots adjoining and forming together a lot fronting on East Lake Shore Drive 100 feet, more or less, with a uniform depth to the water, being a depth of 145 feet, more or less, on one side and 101 feet, more or less, on the other side.

TOGETHER with the right of enjoyment of privileges and facilities afforded by Lake Lanier for lawful aquatic sports, boating, bathing, 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 and singular, the premises before mentioned unto the said W. P. Brown, 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 W. P. Brown, 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