

-Page Two-

ALSO, all that said area of land in Greenville County, State of South Carolina, consisting of approximately 135 acres known as the "Lake Bed" or that land covered by the impounded waters of Lake Lanier, being bounded on the East, South and West by the line designated as "Normal Water Level Mark", and on the North by the Southern boundary line of the 1.74 acres hereinabove described. Together with the right to overflow any remaining lands of grantor, without liability for damages.

Grantor to pay 1951 taxes.

ALSO, all water which naturally overflows the dam down to the lowest point of the spillway of the dam impounding the waters of Lake Lanier.

It is distinctly understood between the grantor and grantees that the level of the present spillway is to be neither raised or lowered from its present level or height.

The conveyance of the 135 acres last above described and the conveyance of the overflow waters above referred to is made subject to the following reservations, limitations, restrictions and covenants which are made a part of the consideration hereof:

1. The existing rights and privileges of all persons having bought property from the grantor, or its predecessors-in-title, in Lake Lanier Development are not affected by this conveyance, and said conveyance is made subject thereto.
2. Grantor reserves to itself, its successors and assigns, the right to continue to impose restrictions and regulations covering the use of said lake such as are not inconsistent with the use and rights herein granted and to continue to grant to future purchasers of lots, rights and privileges identical in character and nature as granted to F. C. Werry, Jr. by deed of grantor recorded in the R. M. C. Office for Greenville County, reference to said deed being hereby craved, recorded in Volume 388 at Page 361.
3. Further, the grantor reserves to itself, its successors and assigns, the right to grant, sell and convey unto owners or purchasers of lots in said Lake Lanier Development the right, privilege or easement over said "Lake Bed", so as to enable the owner or owners of said lots to construct boathouses, docks or wharves on the shore line of said lake so as to project over a portion of lake bed. Also, the right to construct for its own use and benefit boathouses, docks and wharves so as to project over a portion of the lake bed herein conveyed.
4. Grantor reserves unto itself, its successors and assigns, the right to maintain peace and order on the lake and beach areas in accordance with the laws of the State of South Carolina, but does not hereby obligate itself or its assigns to do so. However, grantee shall have the right in common with grantor to assist in maintaining peace and order on the lake proper and around the beach areas of the lake if grantee desires to do so. Should the grantor or its assigns cease to properly enforce law and order in said area, the grantee may proceed to do so in the same manner as if this reservation had not been inserted in this instrument.