

STATE OF SOUTH CAROLINA,  
Greenville County.

KNOW ALL MEN BY THESE PRESENTS, That

*Mr. Calvin F. Teague and R. M. Caine*

in the State aforesaid

in consideration of the sum of *Ten Dollars and other valuable considerations* DOLLARS,

*two one in hand paid at and before the sealing of this present by Japhet B. Meares*

in the State aforesaid, the receipt whereof is hereby acknowledged, have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said *Japhet B. Meares*

all that piece, parcel or lot of land situate in Township Greenville County, State of South Carolina.

All that certain piece, parcel or lot of land situate in the City of Greenville, Greenville County, State of South Carolina, being known and designated as Units Numbers 34 & 35, Block "C" Forest Hills, and being more particularly described as follows:

Beginning at an iron pin on the north side of Oliver Street at the joint corner of Units Numbers 35 & 36 and running thence N. 00-30 E. 190.2' to an iron pin, joint rear corner of Units Numbers 35 & 36; thence N. 80-30 E. 90' to an iron pin; joint rear corner of Units Numbers 33 & 34; thence S. 1-00 W. 203.3' to an iron pin on the north side of Oliver Street; thence N. 88-00 E. 45' to an iron pin on the north side of Oliver Street; which iron pin is a joint corner of Units Numbers 34 & 35; thence N. 87-00 E. 45' to the beginning corner, being all of Units Numbers 34 & 35 of Block "C", Forest Hills, according to a plat made by T. C. Adams, Engineer, dated September 23, 1936, and recorded in the R. & C. Office for Greenville County, in Plat Book "D", page 206.

Subject to the following restrictions and conditions:

1. The lot of land hereby conveyed shall be used exclusively for single family residences for white persons only (except as to servants of occupants) and shall never be sold, rented or otherwise disposed of to any person wholly or partly of African descent, or used in any manner which may render neighboring property less desirable for residential purposes.
2. No residence (other than outbuildings appurtenant to dwelling) costing less than Six thousand (\$6,000) Dollars shall be erected thereon prior to January 1, 1938.
3. The grantor reserves to itself and its successors the right to the placing, maintaining, repairing and replacing of gas, water, and sewer pipes, telephone, telegraph, light and power lines and any other instrument of public utility over or under any street, alley or park at anytime without compensation to any lot owner; except that the premises shall be left in as good condition as before.
4. No surface closet or cesspool shall ever be used on said lot; but only septic tanks or other sanitary sewers and all occupants of said lot shall be governed by such reliable sanitary rules and regulations as may be adopted from time to time by a majority of the owners of lots in said Forest Hills.
5. The said lot shall not be recut and only one dwelling shall be erected thereon.
6. No house may be erected on any lot in Forest Hills less than forty five feet from the street line.

The purchase price of said lot has been reduced materially because of the foregoing conditions which are not conditions subsequent but are to be deemed covenants running with the land and binding all owners and occupants thereof. They may be enforced by proper proceeding by any owner or occupant of any lot in Forest Hills, as well as by this grantor, since they are for the benefit of all persons in the neighborhood. By accepting this deed, each grantee binds himself and his heirs and assigns to comply with all of said conditions, such conditions being a part of a general plan, which plan has been adopted by the grantor and is applicable to all grantees purchasing lots in Forest Hills Development.

Paragraph 5 above is not intended to prevent cutting off and conveying a small portion or portions of the within described lot provided the frontage of said lot is not reduced to less than 90 feet and provided further that each dwelling erected shall be upon a lot of at least 90 feet frontage.

State of South Carolina; County of Greenville;

For and in consideration of the sum of \$400.00 to me in hand paid, J. Helen B. McDaniel, individually and as Guardian for Nora Camille and Helen Carroll McDaniel, do hereby release and forever discharge the within described property from the lien of the mortgage for \$18,400, dated Nov. 3, 1936 given by Calvin F. Teague and R. M. Caine recorded in R. & C. Office for Greenville County, S. C., in Mortgage Book 259, at Page 288, this release is effected pursuant to the authority contained in decree of the Court of Common Pleas for Greenville County on file in the office of the Clerk of Court in Judgement Roll 3-6100.

In the presence of: *Nora B. McDaniel*  
*Mary L. Shaw*

*Helen B. McDaniel*  
Individually  
*Helen B. McDaniel*  
As Guardian for Nora Camille McDaniel  
and Helen Carroll McDaniel.

State of South Carolina,  
County of Greenville.

Personally appeared before me *Mary L. Shaw* and made oath that he was present and saw the within named *Helen B. McDaniel*, individually, and as Guardian for *Nora Camille* and *Helen Carroll McDaniel*, sign, seal and as her act and deed, deliver the within written instrument, and that he with *Nora B. McDaniel* witnessed the execution thereof.

Sworn to and subscribed before me this 5 of November, 1936.

*Edwin McT. Coates*  
Notary Public for S. C.