

THE STATE OF SOUTH CAROLINA,  
County of Greenville.

KNOW ALL MEN BY THESE PRESENTS, That I, R. M. Caine,

.....in the State aforesaid,  
.....in consideration of the sum of  
Nine Hundred Fifty (\$950.00) and no/100 DOLLARS

to me ..... in hand paid  
at and before the sealing of these presents by.....

X  
.....  
(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

Marion Brawley, Jr., his heirs and assigns:

All those certain pieces, parcels or lots of land in the State of South Carolina, County of Greenville, near the City of Greenville, on the North side of East Lanneau Drive, being known and designated as Lots Nos. 8, 9 and 12, as shown on a plat entitled Addition No. 1 of Forest Hills, made by Dalton & Neves, Engineers, March 1937, which plat is recorded in the R. M. C. Office for Greenville County, in Plat Book D, at pages 226 and 227, and having in the aggregate, according to said plat, the following metes and bounds, to-wit:-

Beginning at an iron pin on the North side of East Lanneau Drive, joint corners of Lots Nos. 9 and 10, and running thence along joint line of Lots Nos. 9, 10, 11 and 12, N. 28-33 W. 220.5 feet to an iron pin in line with property of Alta Vista, corner of Lots Nos. 11 and 12; thence along line of Alta Vista property, N. 68-37 E. 106.3 feet to an iron pin; thence S. 4-15 W. 42.3 feet to an iron pin in rear line of Lot No. 8; thence along the rear line of Lot No. 8 N. 62-50 E. 7.9 feet to an iron pin joint rear corner of Lots Nos. 7 and 8; thence along joint line of said lots S. 26-0 E. 138.5 feet to an iron pin in the North side of East Lanneau Drive; thence along the north side of East Lanneau Drive in a westerly direction, 90 feet to the point of beginning.

Lot No. 12 is a portion of the property conveyed to the grantor herein by Fannie C. Norwood, by deed dated August, 3-1937 and recorded in the R. M. C. Office for Greenville County in Deed Book 196 at page 285. Lots Nos. 8 and 9 are a portion of the property conveyed to the grantor herein by Amelia W. Blassingame, et al, by deed dated January 29, 1937, and recorded in the R.M.C. Office for Greenville County in Deed Book 188, at page 378.

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 Five Thousand (\$5,000.00) Dollars shall be erected thereon prior to January 1, 1986.

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 (see other side of this page for balance of description)

For Release to this Deed See Page 300 in This Book.