

TITLE TO REAL ESTATE

WALKER, EVANS & COSSWELL CO., CHARLESTON, S. C. 97307

STATE OF SOUTH CAROLINA,  
Greenville County.

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

in the State aforesaid.

in consideration of the sum of Ten & No/100

DOLLARS,

and other valuable considerations

to me paid by James H. Johnson

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 James H. Johnson

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

All those certain pieces, parcels or tracts of land near the City of Greenville, Greenville County, South Carolina, being known and designated as lot No. 3 and the western portion of lot No. 4 of Addition No. 1 to Forest Hills, according to a plat made by Dalton & Neves, Civil Engineers, dated March 1937 and recorded in the R. M. C. Office for Greenville County, in Plat Book "D" at pages 226 & 227, being more particularly described as follows: Beginning at an iron pin on the South side of Crescent Avenue (formerly Oliver Street), joint front corner of lots Nos. 2 & 3 and running thence S. 2-55 E. 311' to an iron pin on the North side of East Lanneau Drive, which iron pin is at the joint rear corner of lots Nos. 2 & 3; thence along East Lanneau Drive N. 54-22 E. 106.7' to an iron pin in the north side of East Lanneau Drive, joint rear corner of lots Nos. 3 & 4; thence, continuing along East Lanneau Drive, N. 38-20 E. 67 1/2 feet to an iron pin; thence N. 2-55 W. 199 feet to an iron pin in the south boundary of Crescent Avenue; thence S. 77-48 W. 45' along Crescent Avenue to an iron pin, which iron pin is at the joint corner of lots Nos. 3 and 4; continuing along the south side of Crescent Avenue, N. 87-13 W. 90' to the point of beginning.

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 Ten Thousand (\$10,000) 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 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 proceedings 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 has been adopted by the grantor and is applicable to all grantees purchasing lots in Forest Hills Development.

- 7- 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 foot frontage.

For Release to this Deed See Page 59 in this Book. For another Release see Page 59 in this Book.