

TITLE TO REAL ESTATE

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

STATE OF SOUTH CAROLINA,  
Greenville County.

KNOW ALL MEN BY THESE PRESENTS, That we, Calvin F. Teague and R. M. Caine,

in the State aforesaid

in consideration of the sum of Ten dollars and other valuable considerations

DOLLARS,

to us paid by Frank M. Daniels,

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 Frank M. Daniels,

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

Beginning at an iron pin on the south side of Pine Forest Drive, which iron pin is at the joint front corner of Units 8 & 9, Block "C" and running thence S. 5 E. 181.8 feet along the line of said Units 8 & 9, to an iron pin at the joint rear corner of Units Nos. 8 & 9; thence N. 80-30 E. 73 feet to an iron pin; thence N. 68- E. 67.5 feet to an iron pin at the joint rear corner of Units Nos. 10 & 11; thence running with line of said Units N. 20-15 W. 168 feet to an iron pin on the south side of Pine Forest Drive; thence with Pine Forest Drive S. 78-30 W. 45 feet to an iron pin, then continuing with Pine Forest Drive S. 82-30 W. 45 feet to to the point of beginning, being all of Units Nos. 9 & 10, Block "C" of Forest Hills, according to a plat made by T. C. Adams, Civil Engineer, dated September 23, 1936, and recorded in R.M.C. Office for Greenville County in Plat Book "D", page 206.

The above described property is a part of the tract conveyed to the grantors herein by deed from Helen B. McDaniel, Individually, and as Guardian for Nora Camille McDaniel and Helen Carroll McDaniel, dated November 3, 1936 and recorded in R. M. C. Office for Greenville County in Deed Book 188, at page 196.

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 Seventy-five Hundred (\$7500.00) 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 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 condition 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.

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 Two Releases in connection with this deed See Page 375 in this Book