

THE STATE OF SOUTH CAROLINA,
County of Greenville.

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 & no/100..... DOLLARS
and other valuable considerations

to us paid by J. H. Bruce.

~~and before the reading of these presents by~~

(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

J. H. Bruce.

All that piece, parcel or lot of land in Greenville Township, Greenville County, State of South Carolina, being known and designated as all of Unit No. 40 and 41 of Block "C" of Forest Hills, according to a plat made by T. C. Adams, Engineer, September 23, 1936, recorded in R.M.C. office for Greenville County in Plat Book "D" at page 206, and being more fully described as follows: Beginning at an iron pin at the joint corner of Units Nos. 39 and 40 on the north side of Crescent Avenue and running thence N. 1-15 E. 205.4 feet to an iron pin; thence N. 80 W. 90 feet to an iron pin; thence S. 1-15 W. 212 feet to an iron pin on Crescent Avenue; thence with Crescent Avenue, S. 85-30 E. 90 feet 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 which 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 residences (other than outbuildings appurtenant to dwelling) costing less than Sixty-five Hundred (\$6500.00) 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 any time; 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 sewers and all occupancts of said lots 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 owners and occupants 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.

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

For Release to this Deed See Page 382 in this Book.