

THE STATE OF SOUTH CAROLINA,
County of Greenville.

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

.....in the State aforesaid,
.....in consideration of the sum of
Ten Dollars (\$10.00) and other valuable considerations DOLLARS

to themin hand paid
at and before the sealing of these presents by
R. O. Tuten

(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
R. O. Tuten.

All those certain pieces, parcels or lots of land situated in Greenville Township, Greenville County, State of South Carolina, known and designated as all of Unit #26, all of Unit #25, and the Western one-half of Unit #24, of Block "C", of Forest Hills Subdivision, according to a plat of survey, made by T. C. Adams, Civil Engineer, dated September 23, 1936, and recorded in the R.M.C. Office for Greenville County in Plat Book "D", at page 206, and having according to said Plat, the following courses and distances, metes and bounds, to-wit:

Beginning at an iron pin on the North side of Crescent Avenue, (Formerly Oliver Street), joint front corner of Units #26 and 27 and running thence N. 21-15 W. 177.5' to an iron pin; thence N. 68-16 E. 45' to an iron pin, joint rear corner of Units #26 and 25; thence N. 68-16 E. 45' to an iron pin, joint rear corner of Units #25 and 24; thence continuing along the same course 22.5' to an iron pin; thence S. 23-00 E. 168.3' to an iron pin in the North boundary of Crescent Avenue, which iron pin is exactly half-way between the two front corners of Unit #24; thence S. 64-00 W. along the North boundary of Crescent Avenue, a distance of 112.5' 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 seven thousand five hundred (\$7,500) 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 re-cut and only one dwelling shall be erected thereon.
6. No house may be erected on any lot in Forest Hills less than forty-five (45) 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 these grantors, 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 grantors 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 to this deed see Page 370 in this Book.