

TITLE TO REAL ESTATE

STATE OF SOUTH CAROLINA, }
Greenville County.

KNOW ALL MEN BY THESE PRESENTS, That We, R. M. Caine and W. S. Griffin, Jr.

in the State aforesaid

in consideration of the sum of Twenty-three hundred fifty and no/100

DOLLARS,

to us paid by Jean R. McKissick

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 Jean R. McKissick

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

in the subdivision known as Addition #2 to Forest Hills (now in the City of Greenville) on the North side of Forest View Drive, and being more particularly described as follows: Beginning at an iron pin in the S. W. corner of other property conveyed to the grantee by R. M. Caine, which pin is 469.9' S. W. of East Lanneau Drive, and running thence S. 26-13 E. 170' to an iron pin on the North side of Forest View Drive; thence with Forest View Drive N. 64-30 E. 620', more or less, to an iron pin in line of lands owned by the M. D. Earle Estate; thence with line of Earle land N. 38 W. 173', more or less, to an iron pin in line of other lands of the grantee; thence S. 64-30 W. 584.5' to the beginning corner; containing 2.35 acres, more or less, and being part of the tract of land conveyed to R. M. Caine by L. H. Stringer by deed recorded in Vol. 205 page 66; and being part of the land, $\frac{1}{2}$ interest of which was conveyed to W. S. Griffin, Jr. by R. M. Caine by deed recorded in Vol. 210 page 255, as shown on plat of Addition #2 to Forest Hills, prepared by Dalton & Neves, February, 1939.

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) Dollars shall be erected thereon prior to January 1, 1936.
3. The grantors reserve to themselves and their heirs and assigns the right to the placing, maintaining, repairing and replacing gas, water, and sewer pipes, telephone, telegraph, light and power lines any 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 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 Addition #2, of which this lot is a part.
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 Addition #2 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 endorsed by proper proceeding by any owner or occupant of any lot in Forest Hills Addition #2, 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 #2 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 75 feet and provided further that each dwelling erected shall be upon a lot of at least 75 foot frontage.

State of South Carolina,
County of Greenville.

I, Romaine Barnes, a Notary Public, do hereby certify unto all whom it may concern, that Mrs. Nell M. Griffin, the wife of the within named W. S. Griffin, Jr., did this day appear before me, and, upon being privately and separately examined by me, did declare that she does freely, voluntarily and without any compulsion, dread or fear of any person or persons whomsoever, renounce, release and forever relinquish unto the within named Jean R. McKissick, her heirs and assigns, all her interest and estate, and also all her right and claim of dower, of in or to all and singular the premises within mentioned and released.
Given under my hand and seal, this 24th day of October, 1939.

Romaine Barnes (L. S.) Nell M. Griffin.
Notary Public for S. C.

Dower recorded October 24, 1939 at 12:47 P. M. #13514 BY: E.G.

For Release to this deed see page 78 in this Book.