

STATE OF SOUTH CAROLINA, }
Greenville County. }

KNOW ALL MEN BY THESE PRESENTS, That.....

.....in the State aforesaid.....

in consideration of the sum of.....

..... DOLLARS,

to..... paid by

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.....

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

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 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 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.

As a part of the consideration for this deed, the grantee herein assumes and agrees to pay the principal balance of Nine Thousand Dollars (\$9,000), with interest from July 9, 1940, on a certain mortgage executed by the grantor to The Penn Mutual Life Insurance Company on July 7, 1937, said mortgage being recorded in the office of the Register of Mesne Conveyance for Greenville County in Mortgage Book 126, page 64.

The grantee assumes and agrees to pay all city, state, and county taxes on the above described property for 1940.