

STATE OF SOUTH CAROLINA,
Greenville County.

KNOW ALL MEN BY THESE PRESENTS, That I, Beatrice D. Plyler,

in the State aforesaid.

in consideration of the sum of Five Thousand Five Hundred Dollars (\$5,500) and the assumption by grantee of the principal balance of Nine Thousand Dollars (\$9,000), with interest from July 9, 1940 on mortgage executed by grantor to The Penn Mutual Life Insurance Company.

to me paid by Kate R. Macdonald

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 Kate R. Macdonald

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

in the City of Greenville, being known and designated as Units Numbers 3, 4 and 5, Block "A" Forest Hills, and being more particularly described as follows:

Beginning at an iron pin on the east side of Pine Forest Drive at the joint corner of Units Numbers 2 and 3, and running thence S. 87-00 E. 195.0 feet to an iron pin on the west side of a ten-foot alley, which iron pin is at the joint rear corner of Units 2 and 3; thence N. 3-38 E. 135.0 feet to an iron pin on the west side of the ten-foot alley, which iron pin is at the joint rear corner of Units Numbers 5 and 6; thence N. 87-00 W. 195.0 feet to an iron pin on the east side of Pine Forest Drive, which iron pin is at the joint corner of Units Numbers 5 and 6; thence S. 3-38 W. a distance of 135.0 feet along Pine Forest Drive to the beginning corner; being all of Units Numbers 3, 4, and 5 of Block "A" Forest Hills, according to a plat made by T. C. Adams, Engineer, dated September 23, 1936, and recorded in the R. M. C. Office for Greenville County in Plat Book "D" at page 206.

The above described lots being the same conveyed to me by Calvin F. Teague and R. M. Caine by deed dated November 4, 1936, and recorded in the office of the Register of Mesne Conveyance for Greenville County in Deed Book 191, page 26.

Also all that certain piece, parcel or tract of land in the City of Greenville, Greenville County, South Carolina, being known and designated as a strip of land adjoining the rear line of Units Nos. 3, 4, and 5, Block "A", according to a plat of Forest Hills made by T. C. Adams, Engineer, dated September 23, 1936, and recorded in the office of the Register of Mesne Conveyance for Greenville County in Plat Book "D" at page 206, said plat having been revised on August 1937, being more particularly described, to-wit:

Beginning at an iron pin at the joint rear corner of Units Nos. 5 and 6 and running thence S. 3-38 W. 135 feet to an iron pin at the joint rear corner of Units Nos. 2 and 3; thence S. 87 E. 5 feet to a point in the center of a ten-foot alley; thence down center of said alley along a line parallel with the rear line of Units 3, 4, and 5, N. 3-38 E. 135 feet to a point in center of said alley; thence N. 87 W. 5 feet to the point of beginning.

Being the same tract of land conveyed to me by Calvin F. Teague and R. M. Caine by deed dated November 2, 1937, and recorded in the office of the Register of Mesne Conveyance for Greenville County in Deed Book 204, Page 8, subject to the following restrictions:

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 Ten Thousand (\$10,000) 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 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.