

TITLE TO REAL ESTATE—G.T. 201

STATE OF SOUTH CAROLINA,
Greenville County }

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 (\$10.00) Dollars
and other considerations

to us in hand paid
at and before the sealing of these presents by
William E. Padgette

(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
William E. Padgette

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

known and designated as Units Nos. 5 & 6, Block "C" of Forest Hills, according to plat of survey prepared by T. C. Adams, Civil Engineer, dated September 23, 1926 and recorded in the R. M. C. Office for Greenville County in Plat Book "D", 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 south side of Pine Forest Drive at the joint front corner of Units Nos. 4 and 5 and running thence along the joint line of Units Nos. 4 and 5, S. 4-00 E. 172.0' to an iron pin at the joint rear corner of Units Nos. 4, 5, 37 & 38; thence S. 80-00 E. 90.0' to an iron pin at the joint rear corner of Units Nos. 6, 7, 35 & 36; thence N. 4-30 W. 185.8' to an iron pin on the south side of Pine Forest Drive at the joint front corner of Units Nos. 6 & 7; thence along south side of Pine Forest Drive S. 82-30 W. 45.0' to an iron pin at the joint front corner of Units 5 & 6; thence continuing along the south side of Pine Forest Drive N. 76-30 W. 45.0' to the point of beginning. Less, however, a strip of land at the rear of Unit No. 5, which strip of land is described as follows: "Beginning at an iron pin, rear corner of Units Nos. 4, 5, 37 & 38; thence along the rear of Units Nos. 5 and 37 S. 80-00 E. 45.0' to an iron pin at the corner of Units Nos. 5, 6, 36 and 37; thence with line of Units Nos. 5 & 6 N. 5-00 W. crossing the branch 24' to an iron pin; thence across the rear of Units No. 5 S. 85-50 W. 43.2' to an iron pin on the line of Units Nos. 4 & 5; thence along the line of Units Nos. 4 & 5 S. 4-00 E. recrossing the branch 13' to the beginning corner."

SUBJECT TO THE FOLLOWING RESTRICTIONS AND CONDITION:

1. The lot of land hereby conveyed shall be used exclusively for single family residence for white person 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 purpose.
2. No residence (other than outbuilding appurtenant to dwelling) costing less than Seventy-five hundred (\$7500) 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 part 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.
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 and 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

For Releases to this deed see Deed Book 228, page 380