

STATE OF SOUTH CAROLINA,  
Greenville County.

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

.....in the State aforesaid,  
.....in consideration of the sum of  
Two Hundred, Fifty and no/100 (\$250.00) Dollars

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

Ladson A. Mills

(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  
Ladson A. Mills, his heirs and assigns forever:

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

and in Ward Six of the City of Greenville, on the west side of Pine Forest Drive, and being the southern portion of a 12½ foot strip lying on the west side of said Pine Forest Drive, and on the east of Lots Nos. 76 and 77 of a subdivision known as Alta Vista, and being more particularly described as follows: X Beginning at an iron pin on the west side of Pine Forest Drive at the corner of the strip heretofore conveyed to Henry B. McKoy, which point is 239.1 feet south of the southwest corner of the intersection of McIver Street and Pine Forest Drive, and running thence along the line of McKoy's lot, N. 85-45 W. 12½ feet, more or less, to an iron pin, joint corner of Lots Nos. 77 and 78 of Alta Vista; thence along the line of Lots 77 and 76 S. 1-00 W. 108.5 feet, more or less, to an iron pin in line of Lot No. 1, Block C, of Forest Hills; thence along the line of Lot No. 1, Block C, S. 89 E. 12½ feet, more or less, to an iron pin in line of said Lot 1, Block C, on the west side of Pine Forest Drive; thence along the west side of Pine Forest Drive, N. 1-45 E. 108.5 feet, more or less, to the beginning corner. See plat of Forest Hills recorded in Plat Book D, page 206. X

A It is understood and agreed that the grantee herein by the acceptance of this deed, (and said agreement is a part of the consideration for this conveyance), is to make the above described strip a part of Lots 76 and 77, of Alta Vista, which he now owns, and is to face a portion of said lots on Pine Forest Drive, subject to the following conditions and restrictions: A

(1) The lot of land hereby conveyed shall be used exclusively for single 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 (\$7,500.00) Dollars, shall be erected thereon prior to January 1, 1986;

(3) The grantors reserve to themselves and their heirs or assigns 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 from time to time be adopted by a majority of the owners of lots in said Forest Hills.

(5) The said lot shall be cut as set out hereinabove and made a part of Lots 76 and 77, of Alta Vista, and only one dwelling shall be erected thereon; B

(6) No house may be erected on any lot in Forest Hills less than forty-five feet from the street line;

(7) The purchase price of said lot has been reduced materially because of the foregoing conditions which are not conditions subsequent but are deemed to be covenants running with the land and binding on 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 the general plan which plan has been adopted by the grantors and is applicable to all grantees purchasing lots in Forest Hills Development;

(8) 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 feet frontage.

C The grantee herein is to assume and pay taxes for the year 1943 and all subsequent years, and is also to assume the sum of \$80.58 paving assessment against said property, the paving at present being \$96.36, grantee having been given credit for the difference on the purchase price. Grantors agree to pay all taxes prior to 1943 if any might be outstanding. C

For Release in connection to this deed see Deed Book 251, page 366.