

TITLE TO REAL ESTATE

Keys Printing Co., Greenville, S. C.

STATE OF SOUTH CAROLINA, }
Greenville County. }

KNOW ALL MEN BY THESE PRESENTS, That We, Calvin F. Teague and R. M. Caine, by his attorney in fact, Ruth Potts Caine

.....in the State aforesaid.....
in consideration of the sum of Thirty-Two Hundred and Fifty and no/100
..... DOLLARS.

to us paid by Dorothy E. Law

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 Dorothy E. Law, her heirs and assigns forever:

All that certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, and in Ward Six of the City of Greenville, on the north and west sides of McIver Street, and being composed of Units Nos. 28, 29 and 30, of Block A, of a subdivision known as Forest Hills as shown on plat thereof recorded in the R. M. C. Office for Greenville County in Plat Book D, at page 206, and having the following metes and bounds, to-wit:

Beginning at an iron pin on the west side of McIver Street at the joint corner of Lots Nos. 27 and 28, of Block A, and running thence along the west side of said McIver Street, S. 3-38 W. 135 feet to the point where said street makes a sharp turn to the west; thence along the north side of said McIver Street, N. 87 W. 162 feet to an iron pin at the northeast corner of the intersection of an alley with the north side of said McIver Street; thence along the east side of said alley, N. 3-38 E. 135 feet to an iron pin at the joint rear corner of Lots Nos. 27 and 28, of Block A, on the east side of said alley; thence along the joint line of said lots, S. 87 E. 166.3 feet to the beginning corner.

This conveyance is made subject to the following restrictions and conditions:

(1) The lot of land hereby conveyed shall be used exclusively for single residence 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 Six Thousand (\$6,000.00) Dollars shall be erected thereon prior to January 1, 1986.

(3) The grantors reserve to themselves or their heirs and 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 compensating any lot owner; except that the premises shall be left in a 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 45 feet from the street line.

(7) Paragraph five 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.

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 the grantors, since they are for the benefit of all the 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.