

TITLE TO REAL ESTATE

THE STATE OF SOUTH CAROLINA,
County of Greenville.

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

in the State aforesaid,

in consideration of the sum of

Six hundred fifty & no/100 (\$650.00)

Dollars

to us

in hand paid

at and before the sealing of these presents by

Carolyn Harriss Carroll

(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

Carolyn Harriss Carroll

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

in the City of Greenville, S. C., described as the Southern portion of Unit No. 14, Block "B", Forest Hills, according to a plat of Forest Hills prepared by T. C. Adams, Engineer, dated September 23, 1936, 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 metes and bounds, to-wit:

BEGINNING at an iron pin on the East side of McIver Street at the joint front corner of Units Nos. 13 and 14; running thence S. 81-30 E. 186.1 feet to an iron pin; thence N. 25-45 W. 43.25 feet to an iron pin; thence, through Unit No. 14, N. 81-30 W. 171.5 feet to an iron pin on the East side of McIver Street; thence along McIver Street S. 6-00 W. 37.5 feet to the point of beginning.

SUBJECT TO THE FOLLOWING RESTRICTIONS AND CONDITIONS:

1- The lot of land hereby conveyed shall be used exclusively for single family 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 outbuilding 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.

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 subsequently 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 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 feet frontage.

Grantee to pay for the city, state & county taxes for the year 1946.