TITLE TO REAL ESTATE

KEYS PRINTING CO., GREENVILLE, S. C.

STATE OF SOUTH CAROLINA,
Greenville County.

KNOW ALL MEN BY THESE PRESENTS, That I, R. M. Caine, of Greenville County in the State aforesaid in consideration of the sum of Seven Hundred, Sixty-Five and no/100 DOLLARS, to me paid by O. Y. Brownlee 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: O. Y. Brownlee, his 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 south side of Forest View Drive, being known and designated as Lot No. 9, Addition No. 2, of Forest Hills as shown on plat thereof recorded in the R. M. C. Office for Greenville County in Plat Book J, at page 213, and having the following metes and bounds, to-wit:

Beginning at an iron pin on the south side of Forest View Drive at the corner of Lot No. 8, which point is 317.4 feet east of the southeast corner of the intersection of Longview Terrace and Forest View Drive, and running thence along the south side of Forest View Drive, N. 64-30 E. 85 feet to an iron pin at the corner of Lot No. 10; thence along the line of Lot No. 10, S. 25-30 E. 170 feet to an iron pin at the rear corner of said Lot No. 10, in the rear line of Lot No. 17; thence S. 64-30 W. 85 feet to an iron pin at the rear corner of Lot No. 8, in the rear line of Lot No. 18; thence along the line of said Lot No. 8, N. 25-30 W. 170 feet to the beginning corner.

The grantee is to pay taxes for the year 1946.

The above lot is conveyed 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 $5,000.00 shall be erected prior to Jan. 1, 1986.

(3) The grantor reserves the right to himself, his heirs and assigns, the right to place, maintain, repair, and replace 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 owners, except 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 Addition No. 2, of which this lot is a part.

(5) The said lot shall not be recut and only one dwelling shall be erected thereon.

(6) No home may be erected on any lot in Forest Hills Addition No. 2 less than 45 feet from the street.

The purchase price of said lot has been reduced materially because of the foregoing conditions which are not to be deemed conditions subsequent, but are covenants running with the land and binding on all owners and occupants thereof. They may be enforced by proper proceedings by any owner or occupant of any lot in Forest Hills Addition No. 2, as well as by the 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 has been adopted by the grantor and is applicable to all grantees purchasing lots in Forest Hills Addition No. 2.

(7) Paragraph 5 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 75 feet and provided further that each dwelling shall be upon a lot of at least 75 feet frontage.