



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 .. Twenty-two Hundred Fifty and
No/100 - - - - - (\$2250.00) - - - - - Dollars
to us in hand paid at and before the sealing of these presents
by Charles T. Merritt
(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 Charles T. Merritt, his Heirs and
Assigns, forever:

All that lot of land in the City of Greenville, County of Greenville, State of South Carolina, being shown as part of Units 14, 15, 16, 17, 18 and 19, of Block A, of Forest Hills, according to plat thereof by T. C. Adams, September 23, 1936, which plat is recorded in Plat Book "D", at page 206, R. M. C. Office, Greenville County, S. C. and being shown as Lot 12 on plat of revised portion of Forest Hills prepared by Dalton & Neves, Engrs., July 1948 (to be recorded herewith), and having according to said revised plat the following metes and bounds, to-wit:

BEGINNING at a concrete street marker at Southwest intersection of McIver Street and Cleveland Street, and running thence along the West side of McIver Street S. 6-25 W. 61.8 feet; thence along the line of Lot 13 N. 89-10 W. 210.1 feet to iron pin; thence N. 1-39 E. 18.2 feet to iron pin; thence S. 88-12 E. 17.5 feet to iron pin; thence N. 3-06 E. 95.6 feet to iron pin; thence N. 1-35 E. 51.4 feet to iron pin on South side Cleveland Street; thence along South side of said street S. 61-06 E. 219.4 feet to the beginning corner.

This property is conveyed subject to the following restrictions and conditions applicable to Forest Hills:

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 outbuildings appurtenant to dwelling) costing less than \$10,000.00 shall be erected thereon prior to January 1, 1986.
3. The grantors reserve to themselves and 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 compensation to any lot owner; except that the premises shall be left in as good condition as before.
4. No surface closed 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 (over)

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