

THE STATE OF SOUTH CAROLINA,

COUNTY OF GREENVILLE

For True Consideration See Affidavit
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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 Ten (\$10.00) Dollars and other
valuable consideration Dollars
to us in hand paid at and before the sealing of these presents
by Mabel B. Derrick and Homer Derrick

(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 Mabel B. Derrick and Homer Derrick,
their heirs and assigns forever:

All that certain piece, parcel or lot of land situate, lying and
being at the Northwest corner of the intersection of Crescent Avenue and
Pine Forest Drive in the City of Greenville, County of Greenville, State
of South Carolina, being shown as Lots 20, 21, 22 and the Eastern one-
half of Lot 23 of Block C on Plat of Forest Hills made by T. C. Adams,
Engineer, September 23, 1936, recorded in R.M.C. Office for Greenville
County, S. C. in Plat Book D, page 206, and having according to a recent
survey made by J. C. Hill, Surveyor, August 9, 1949, the following
metes and bounds, to-wit:

BEGINNING at an iron pin at the Northwest corner of the intersection
of Crescent Avenue and Pine Forest Drive and running thence along the
West side of Pine Forest Drive N. 26-0 W. 150 feet to iron pin; thence S.
68-15 W. 151.3 feet to iron pin in the center of the rear line of Lot 23;
thence thru the center of Lot 23 S. 23-15 E. 164.3 feet to iron pin on
the North side of Crescent Avenue in the center of the front line of
Lot 23; thence along the North side of Crescent Avenue N. 64-0 E. 157.5
feet to the beginning corner.

The above described property is conveyed 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) cost-
ing less than Ten Thousand (\$10,000) Dollars shall be erected thereon
prior to January 1, 1986.
3. The Grantors reserve to themselves and their successors the right
to the placing, maintaining, repairing and replacing of gas, water, and
sewer pipes, telephone, telegraph, light and power lines and other in-
strument 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