

THE STATE OF SOUTH CAROLINA,
County of Greenville.

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

.....in the State aforesaid,
.....in consideration of the sum of
Ten Dollars and other valuable considerations..... DOLLARS

to us.....in hand paid
at and before the sealing of these presents by
Ruby Smith Edwards

(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
Ruby Smith Edwards

All those certain lots or tracts of land located in Greenville Township, State and County aforesaid, just outside of the incorporate limits of the City of Greenville, on the north side of Pine Forest Drive, known and designated as Unit #32, Unit #33 and the western one-half of Unit #34, of Block "B", according to a plat of survey of Forest Hills made by T. C. Adams, civil engineer, dated September 23, 1936, and recorded in the office of the R. M. C. for Greenville County in Plat Book "D" at page 206, said plat having been revised by Dalton & Neves, civil engineers on April 4th, 1938. It is intended to convey land having a total frontage of 112.5 feet on Pine Forest Drive and a width of 108 feet across the rear.

SUBJECT TO THE FOLLOWING RESTRICTIONS AND CONDITIONS:

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 Seventy-five hundred (\$7,500) 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 anytime 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 subsequent but are to be deemed covenants running with the land and binding all owners and occupants thereof. They may be enforced by property proceeding by any owner or 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 the 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 foot frontage.

For Two Releases see Page 301 in this Book.