

TITLE TO REAL ESTATE

WALKER, EVANS & COGSWELL CO., CHARLESTON, S. C. 97307

STATE OF SOUTH CAROLINA, }
Greenville County.

KNOW ALL MEN BY THESE PRESENTS, That I, R. M. Caine, of the City of Greenville, Greenville
County,

in the State aforesaid

in consideration of the sum of Fourteen Hundred and Fifty (\$1450.00)

DOLLARS,

to me paid by G. R. Tindall

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 G. R. Tindall, and his Heirs and assigns.

those two (2)
all ~~one~~ piece, parcel or lot of land in Greenville Township, Greenville County, State of South Carolina.

on the north side of East Lanneau Drive, near the City of Greenville, known and designated as
Lots Nos. 10 and 11, and a strip just west of Lot No. 10, as shown on a plat of Additional #1
of Forest Hills Subdivision, made by Dalton & Neves, Engineers, in March, 1937, recorded in
the R. M. C. Office for Greenville County in Plat Book "D" at pages 226 and 227, and when
described together, having the following metes and bounds, to-wit:

Beginning at an iron pin on the north side of East Lameau Drive, corner of Lot No.
9, and running thence with the line of Lots Nos. 9 and 12, N. 28-33 W. 220.5 feet to iron
pin in line of property known as "Alta Vista"; thence with the line of said property, S. 68-37
W. 78 feet to an iron pin; thence with line of Schwiers property S. 26-11 E. 54.7 feet to
iron pin; thence continuing S. 26-13 E. 203.8 feet to iron pin on East Lameau Drive; thence
with the northern side of East Lanneau Drive, N. 81-33 E. 9.6 feet to iron pin; thence
continuing with the northern side of East Lanneau Drive, N. 40-10 E. 86.2 feet to the
beginning corner; said lot being made up of portions of the property conveyed to R. M. Caine
by deeds recorded in Book of Deeds "188" at Page 378 and "196" at Page 285, respectively.

This conveyance is made 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 thereon prior to January 1, 1986.
- (3) The grantor reserves to himself (and his successors) the right to the placing, maintaining 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 cess pool 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 (45) feet from the street line.

The purchase price of said lot has been reduced materially because of the foregoing
condtions 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 proper 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 the grantee
binds himself and his heirs and assigns to comply with all of said condtions, such conditions
being a part of a general plan, which plan has been adopted by the grantbr and is applicable
to all grantees purchasing lots in Forest Hills Development.

For Release to this Deed See Page 76 in this Book