

THE STATE OF SOUTH CAROLINA,
County of Greenville.

KNOW ALL MEN BY THESE PRESENTS, That I, R. M. Caine

in the State aforesaid,
in consideration of the sum of
Nine Hundred and no/100 (\$900.00) DOLLARS

to me in hand paid
at and before the sealing of these presents by
Marion Brawley, Jr.

(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

Marion Brawley, Jr., his heirs and assigns:-

All those certain pieces, parcels or lots of land near the City of Greenville, State and County aforesaid, on the North side of East Lanneau Drive, being known and designated as Lots Nos. 6 and 7, according to a plat entitled Addition No. 1 to Forest Hills, made by Dalton & Neves, Engineers, March, 1937, and having, in the aggregate, according to said plat the following metes and bounds, to-wit:-

Beginning at an iron pin on the North side of East Lanneau Drive, joint corner of units Nos. 1 and 6, and running thence along the North side of East Lanneau Drive, S. 68-27 W. 90 feet to an iron pin, joint corner of units Nos. 7 and 8; thence along the joint line of said units, N. 26-0 W. 138.5 feet to an iron pin, joint rear corner of units Nos. 7 and 8; thence N. 62-50 E. 165 feet to an iron pin on the line of unit No. 1; thence along joint line of units Nos. 1 and 6, S. 1-0 W. 166 feet to the point of beginning, being a portion of the property conveyed to the Grantor herein by Amelia W. Blassingame and others, by deed dated January 29th, 1937, and recorded in the R. M. C. Office for Greenville County in Deed Book 188, at page 378.

' 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 Five Thousand (\$5,000.00) 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 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 Forest Hills.

5. 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 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 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. //

For Release in connection with this deed see Page 161 in this Book.