

THE STATE OF SOUTH CAROLINA, }  
County of Greenville.

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  
Sixteen Hundred Ninety-two and no/100 (\$1692.00) DOLLARS

to us .....in hand paid  
at and before the sealing of these presents by  
Richard T. Harriss, as Trustee for Carolyn Harriss Carroll

(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  
Richard T. Harriss, as Trustee for Carolyn Harriss Carroll

All those certain pieces, parcels or lots of land in the City of Greenville, County of Greenville, State of South Carolina, on the east side of McIver Street being known and designated as Unit No. 13 and the greater portion of Unit No. 12 of Block B of Forest Hills as shown on a plat thereof made by T. C. Adams, Engineer, September, 1936, and having, according to said plat, the following metes and bounds, to-wit:-

Beginning at an iron pin in the east side of McIver Street, joint corner of Units No. 13 and 14, and running thence along the joint line of said Units S. 81-30 E. 186.1 feet to an iron pin, joint rear corner of Units Nos. 13 and 14 in line of property of William Schwiers; thence along said Schwiers line S. 25-45 E. 103 feet to an iron pin, joint rear corner of Units No. 12 and 47; thence along the rear line of Units No. 47 and 46, 66 feet to a stake in the rear line of Unit No. 46, which stake is 20 feet from the joint rear corner of Units No. 11 and 12; thence in a north-westerly direction in a straight line to an iron pin in the east side of McIver Street, joint corner of Units No. 11 and 12; thence along the east side of McIver Street N. 6 E. 74.6 feet to the point of beginning.

In trust, nevertheless, with full power in the Trustee, or his successors in office, to rent, lease, manage and control the within described property, and to convey the same by good fee simple deed, upon such terms, in such manner and at such time as he sees fit, and with full power to borrow money on the property from time to time, in his sole discretion, and to secure such a loan by a mortgage on said property and the improvements thereon. The purchaser or purchasers or the mortgagee not to be required to see to the application of the funds by the Trustee,

~~The property is conveyed subject to the following building 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 persons 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 (\$7500.00) 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. 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 purchaser 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 these grantors, 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, and further provided that no dwelling shall be erected in a position on said lot where the width of the lot is less than 90 feet, which width shall not be reduced to less than 90 feet by subsequent conveyances.

For Two Releases see Page 258 in this Book.