

TITLE TO REAL ESTATE—G.T. 201

STATE OF SOUTH CAROLINA, }
Greenville County.

KNOW ALL MEN BY THESE PRESENTS, That I, L. A. Moseley

_____ in the State aforesaid,
_____ in consideration of the sum of
Ten (\$10.00) Dollars and other considerations _____ Dollars

to me _____ in hand paid
at and before the sealing of these presents by _____
T. C. Greenway

(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
T. C. Greenway:

All that certain piece, parcel or lot of land, situate, lying and being on the north side of East Faris Road Extension, near the City of Greenville, in the County of Greenville, State of South Carolina, being known and designated as Lot No. 16 on plat of Addition No. 2 to Forest Hills revised by Dalton & Neves, Engineers, June, 1940, recorded in the R. M. C. Office for Greenville County, S. C., in Plat Book J at page 213, and having, according to said plat, the following metes and bounds, to-wit:

Beginning at an iron pin on the north side of East Faris Road Extension, joint front corner of Lots Nos. 16 and 17, and running thence with line of Lot No. 17 N. 26-19 W. 170 feet to an iron pin; thence N. 64-30 E. 75 feet to an iron pin, joint rear corner of Lots Nos. 15 and 16; thence with the line of Lot No. 15 S. 26-19 E. 170 feet to an iron pin on the north side of East Faris Road Extension thence with the north side of said East Faris Road Extension S. 64-30 W. 75 feet to the beginning corner.

This is a portion of the property conveyed to the grantor by deeds of R. M. Caine and W. S. Griffin, Jr., dated April 25, 1940, recorded in the R. M. C. Office for Greenville County, S. C., in Deeds Volume 220, page 386, 220, page 387.

This property is conveyed subject to the following building restrictions:

(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 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 himself and his heirs and assigns 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 Addition No. 2.

(5) The said lot shall not be recut and only one dwelling shall be erected thereon.

(6) No house may be erected on said lot less than forty-five feet from the street line.

The purchase price of said lot has been reduced materially because of the foregoing restrictions 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 and occupant of any lot in Forest Hills Addition No. 2, 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 restrictions, such restrictions 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 Addition No. 2.

(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 75 feet and provided further that each dwelling erected shall be upon a lot of at least 75 feet frontage.