

TITLE TO REAL ESTATE—G.T. 201

STATE OF SOUTH CAROLINA, }
Greenville County

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

_____ in the State aforesaid,
_____ in consideration of the sum of
Ten & no/100 (\$10.00) Dollars
and other valuable considerations

to US in hand paid
at and before the sealing of these presents by _____

Crescent Realty Company

(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
Crescent Realty Company

All that piece, parcel or lot of land in Greenville City, ~~XXXXXX~~ Greenville County, State of South Carolina.

situate on the north side of Pine Forest Drive and described as the Eastern portion of Unit No. 41, all of Unit No. 42 and the western portion of Unit No. 43, Block "B", of Forest Hills Subdivision, in accordance with a plat of Forest Hills made by T. C. Adams, Civil Engineer, dated September 23, 1936, and recorded in R. M. C. Office for Greenville County in Plat Book "D", page 206, said plat having been subsequently revised, and being more particularly described as follows:

Beginning at an iron pin on the north side of Pine Forest Drive at a point 16.3' West of the joint front corner of Units Nos. 43 & 44 and running thence N. 23-44 W. 144.5' to an iron pin in the rear line of Unit No. 10; thence S. 56-08 W. 46.5' to an iron pin at the joint rear corner of Units 9 & 10; thence S. 60-08 W. 43.5' to an iron pin in the rear line of Unit No. 9; thence S. 21-37 E. 145.4' to an iron pin on Pine Forest Drive; thence along the north side of Pine Forest Drive N. 57-53 E. 95' to the point of beginning; this description being in accordance with the afore mentioned plat as revised of record.

SUBJECT TO THE FOLLOWING RESTRICTIONS AND CONDITIONS:

1. The lot of land hereby conveyed shall be used exclusively for single family residence for which 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 outbuilding appurtenant to dwelling) costing less than Seventy five hundred (\$7500) 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 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 line 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, 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 feet frontage.

For Two Release in connection with this deed see Deed Book 211 page 262