

TITLE TO REAL ESTATE

KEYS PRINTING CO.

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  
Forty-Two Hundred & no/100 (\$4200.00) Dollars

to us .....in hand paid  
at and before the sealing of these presents by  
Asa Mark Scarborough and Mina C. Scarborough

(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  
Asa Mark Scarborough and Mina C. Scarborough

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

in the City of Greenville, known and designated as Unites Nos. 1, 2, 3, and 4, Block "C", Forest Hills, according to a plat of Forest Hills prepared by T. C. Adams, Engineer, dated September 23, 1936, and having according to said plat the following metes and bounds, to-wit:

Beginning at an iron pin on the South side of Pine Forest Drive at the joint front corner of Units Nos. 4 and 4 and running thence S. 4-00 E. 172 feet to an iron pin; thence N. 80-00 W. 180 feet to an iron pin in the joint property line between Alta Vista and Forest Hills Sub-divisions; thence along the joint boundary of the Alta Vista and Forest Hills Sub-divisions N. 1-15 E. 211.5 feet to an iron pin; thence along Pine Forest Drive S. 89-00 E. 43 feet, more or less, to an iron pin; thence continuing along Pine Forest Drive S. 60-00 E. 135 feet to the point of beginning; being all of Units Nos. 1, 2, 3 and 4, Block "C" of Forest Hills.

SUBJECT TO THE FOLLOWING RESTRICTIONS AND CONDITIONS.

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 outbuilding appurtenant to dwelling) costing less than Ten Thousand (\$10,000) 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 and 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 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, 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.

Grantee to pay city, state & County real estate taxes for the year 1946.

For Release in connection with this Deed See Deed Book 295, page 218.