

TITLE TO REAL ESTATE

WALKER, EVANS & COGSWELL CO., CHARLESTON, S. C. 97307

STATE OF SOUTH CAROLINA,  
Greenville County.

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

in the State aforesaid.

in consideration of the sum of Ten & no/100 (\$10.00)

DOLLARS,

and other valuable considerations.

to me paid by Knox L. Haynsworth,

in the State aforesaid, 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 Knox L. Haynsworth

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

being known and designated as lot #1 as shown on plat entitled Addition No. 1 to Forest Hills, made by Dalton & Neves, Civil Engineers, dated March 1937, which plat is recorded in the R.M.C. office for Greenville County in Plat Book "D", pages 226 and 227, and having according to the said plat the following metes and bounds, to-wit:

Beginning at an iron pin on the south side of Crescent Avenue (formerly Oliver Street) which iron pin is at the corner of the property of Alta Vista as shown on said plat and running thence S. 1-00 W. 395.2 feet to an iron pin on the north side of East Lanneau Drive, joint corner of lots Nos. 1 & 6; thence along the north side of East Lanneau Drive N. 83-03 E. 115.3 feet to an iron pin; thence continuing along the north side of East Lanneau Drive S. 88-42 E. 10 feet to an iron pin at the joint corner of lots Nos. 1 & 2; thence along joint line of lots Nos. 1 & 2; N. 3-00 E. 371.5 feet to an iron pin on the south side of Crescent Avenue, joint corner of Lots Nos. 1 & 2; thence along the south side of Crescent Avenue N. 85-30 W. 135 feet to the point of beginning.

The northern portion of the above described lot is a part of the property conveyed to the grantor herein and Calvin F. Teague, by deed from Helen B. McDaniel, Individually, and as Guardian for Nora Camille McDaniel and Helen Carroll McDaniel, dated November 3, 1936, and recorded in Deed Book 188 at page 196, The one-half interest of Calvin F. Teague having been subsequently conveyed to the grantor herein by deed dated March 10, 1937 and recorded in the R. M. C. Office for Greenville County in Deed Book 192 at page 300. The Southern portion of said lot is a part of the property conveyed to R. M. Caine by Amelia W. Blassingame, et al, by deed dated January 3, 1937, and recorded in the Office of the R. M. C. 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 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 or under any street, alley or park at anytime 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 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

(OVER)

For Two Releases to this deed See Page 363 in This Book.