

THE STATE OF SOUTH CAROLINA, }  
County of Greenville.

KNOW ALL MEN BY THESE PRESENTS, That I, W. E. Rasor

in the State aforesaid,  
in consideration of the sum of  
Three DOLLARS  
and other valuable consideration

to me in hand paid,  
at and before the sealing of these presents by  
Gladys H. Meadors

(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  
Gladys H. Meadors, her heirs and assigns.

All those certain pieces, parcels, lots or tracts of land, lying, situate and being in  
Ward 6, City of Greenville, State and County aforesaid and being known and designated as Units  
(lots) numbers 20 and 21 of Block "A", and the northern half of unit No. 22 of block "A", fronting  
on McIver Street, subdivision known as Forest Hills, according to plat made by T. C. Adams, Engineer,  
September 23, 1936, recorded in the office of Register Mesne Conveyance in and for Greenville County,  
S. C. in Plat Book D, page 206, and having the following metes and bounds:

Beginning at a point on McIver Street, center of lot No. 22, according to said plat, and  
running thence N. 6 E. with said street 112.5 feet to the rear corner of unit No. 19, said plat;  
thence N. 87 W. 184 feet, more or less, to the center of an alley shown on said plat, which said  
alley has never been opened and has been closed by other conveyances; that S. 3.38 W. along the  
center of said alley 112.5 feet; thence S. 87 E. 180.7 feet to the point of beginning on McIver  
Street.

As set forth by decree of the Court in the case of McDaniel v. McDaniel, found in Judgment  
Roll E-6100, office of Clerk of Court, Greenville County, S. C., this conveyance is made subject  
to the following 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 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 \$10,000  
in block "A", \$7,500 in block "B", and \$6,000 in block "C" shall be erected thereon prior to Janu-  
ary 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 with-  
out 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 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.

Taxes for 1939 to be prorated by the parties hereto on December 1, 1939 as of May 1, 1939.