TITLE TO REAL ESTATE

Keys Printing Co., Greenville, S. C.

STATE OF SOUTH CAROLINA,
Greenville County.

KNOW ALL MEN BY THESE PRESENTS, That We, Calvin F. Teague and R. M. Caine, by Ruth Potts Caine, his attorney in fact, in the State aforesaid in consideration of the sum of Two Thousand and No/100 - - ($2,000.00) -- DOLLARS, to us paid by Grady Hipp 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 Grady Hipp, his heirs and assigns forever:

All that certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, and in Ward Six of the City of Greenville, on the south side of Pine Forest Drive, and being composed of Units Nos. 7 and 8, of Block C, of a subdivision known as Forest Hills as shown on plat thereof recorded in the R. M. C. office for Greenville County in Plat Book D, at page 206, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the south side of Pine Forest Drive at the joint corner of Units Nos. 6 and 7, of Block C, and running thence along the joint line of said Units 6 and 7 S. 4-30 E. 185.8 feet to an iron pin; thence N. 80-30 E. 90 feet to an iron pin at the joint rear corner of Units Nos. 8 and 9, of Block C; thence along the joint line of said Units 8 and 9, N. 5 W. 181.8 feet to the joint corner of said Units on the south side of Pine Forest Drive; thence along the south side of said Pine Forest Drive S. 82-30 W. 90 feet to the beginning corner.

This conveyance is made subject to the following restrictions and conditions:

(1) The lot of land hereby conveyed shall be used exclusively for single 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 partially 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) costsing less than Six Thousand ($6,000.00) Dollars shall be erected thereon prior to January 1, 1986.

(3) The grantors reserve to themselves or their 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 and 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.

(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.

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 of occupant of any lot in Forest Hills, as well as by the grantors, since they are for the benefit of all persons in the neighborhood.

For Release in connection with this Deed See Deed Book 273, Page 75.