

TITLE TO REAL ESTATE

KEYS PRINTING CO., GREENVILLE, S. C.

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
- Six Hundred Dollars (\$600.00) Dollars

to us in hand paid
at and before the sealing of these presents by Emmie Lou Swedenberg

(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
Emmie Lou Swedenberg

All that piece, parcel or lot of land in Greenville City of Greenville, Township, Greenville County, State of South Carolina.
being known and designated as the rear portion of Units Nos. 10, 11, 12, and 13, Block A, Forest Hills, and being more particularly described as follows:

BEGINNING at an iron pin on the East side of Pine Forest Drive 195.6' from intersection of Pine Forest Drive and Cleveland Street, and running thence along Pine Forest Drive, S. 3-38 W. 22.5' to an iron pin at the joint corner of Units Nos. 9 and 10; thence S 87 E. along the line of Unit No. 9, 181' to an iron pin, corner of Unit No. 9; thence along the Eastern line of Unit No. 13 N 4 E 22.5' to an iron pin; thence N. 87 W. approximately 181' to beginning corner; being rear portion of Units Nos. 10, 11, 12, and 13, Block A, Forest Hills, according to a plat made by T. C. Adams, Engineer, dated September 23, 1936, and recorded in R.M.C. Office for Greenville County, Plat Book "D", page 206.

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 Dollars (\$10,000) shall be erected thereon prior to January 1, 1936.

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 setpic 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 (continued on next page - See "Description Continued")

For Release in connection with this Deed See Deed Book 286, Page 161.