

- owner; except that the premises shall be left in as good condition as before.
- 4. No surface closets or cess pools shall ever be used on said lot; but only septic tanks or other sanitary sewer and all occupants of said lots 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 lots 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 45 feet from the street line, which the house faces.

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 on owners and occupants thereof. They may be enforced by proper proceedings by any owner and occupant of any lot in Forest Hills, as well as by these grantors, 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, said conditions being a part of a general plan, which plan has been adopted by the grantors and is applicable to all grantees purchasing lots in Forest Hills development.

7. Paragraph 5 of the above restrictions 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 above described land is _____ the same conveyed to me by _____
 _____ on the _____ day of _____
 19 _____ deed recorded in office of Register of Mesne Conveyance for
 Greenville County, in Book _____ Page _____

TOGETHER with all and singular the rights, members, hereditaments and appurtenances to the said premises belonging or in anywise incident or appertaining.

TO HAVE AND TO HOLD all and singular the premises before mentioned unto the said
 Analane C. Gibson, her

heirs and assigns forever.

AND we do hereby bind ourselves, our _____ heirs, executors
 and administrators, to warrant and forever defend all and singular the said premises unto the said
 Analane C. Gibson, her

heirs and assigns against us and our _____ heirs and every other
 person whomsoever lawfully claiming, or to claim the same or any part thereof.

WITNESS our Hands and Seal s this 2nd day of July
 in the year of our Lord one thousand nine hundred and ~~forty~~ Fifty-One

Signed, Sealed and Delivered
 in the Presence of

Mildred W. Thompson
Mary L. Shaw

T. M. Laine (SEAL)
Colin J. League (SEAL)
 _____ (SEAL)
 _____ (SEAL)