

The State of South Carolina, }
COUNTY OF GREENVILLE.

KNOW ALL MEN BY THESE PRESENTS, that I, Helen B. McDaniel, Executrix
of the Estate of H. O. McDaniel by virtue of the
decree of Court in the case of McDaniel vs.
McDaniel now constituting Judgment roll E-2677
on file in the Clerk of Court Office for Greenville
County in the State aforesaid,

in consideration of the sum of
Ten dollars and other valuable considerations DOLLARS

to me in hand paid
at and before the sealing of these presents by R. O. Tutten

(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

R. O. Tutten,

All that certain piece, parcel or lot of land situate in the City of Greenville,
Greenville County, State of South Carolina, being known and designated as Units Nos. 27 &
26, Block "A", Forest Hills, and being more particularly described as follows:

Beginning at an iron pin on the West side of McIver Street, at the joint corner of
Units Nos. 28 & 27, and running thence N. 87 W. 166.3 feet to an iron pin on the East side
of an alley, which iron pin is at the rear joint corner of Units Nos. 27 & 28; thence along
said alley N. 3-38 E. a distance of 90 feet to an iron pin which is located on the alley at
the rear corner of Units Nos. 26 & 25; thence S. 87-E. 170.1 feet to an iron pin on McIver
Street at the joint corner of Units Nos. 25 & 26; thence S. 6 W. 90 feet to the beginning
corner; being all of Units Nos. 26 & 27 of 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 in Plat Book D at page 206-7

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, 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 or public utility over or under any street, alley or park at anytime without compensation to any lot owner; that the premises shall be left in as good condition as before.
4. No surface cistern 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.

The grantor herein does not by this conveyance or otherwise obligate herself to lay, build, construct and/or maintain any street, sidewalk, water and/or sewer pipes, telephone and/or electric light poles or conduits, or to be at any expense whatsoever for any such or any other public or quasi-public improvement in, on or through the property or adjoining or abutting same.