

TITLE TO REAL ESTATE

WALKER, EVANS & COGSWELL CO., CHARLESTON, S. C. 97307

STATE OF SOUTH CAROLINA, }
Greenville County. }

KNOW ALL MEN BY THESE PRESENTS, That We, Calvin F. Teague and R. M. Caine,

in the State aforesaid

in consideration of the sum of Ten & no/100

DOLLARS,

and other valuable considerations.

to us paid by J. H. Bruce.

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 J. H. Bruce,

all that piece, parcel or lot of land in Greenville. Township, Greenville County, State of South Carolina.

being known and designated as the southern half of Unit No. 22, all of Unit No. 23, all of Unit No. 24 and the northern half of Unit No. 25, in Block "A", Forest Hills, according to a plat made by T. C. Adams, Civil Engineer, dated September 23, 1936, and recorded in the R.M.C. Office for Greenville County in Plat Book "D", page 206, and being more fully described as follows:

Beginning at an iron pin on the west side of McIver Street, which iron pin is 269.3 feet south of the corner of Cleveland and McIver Streets, and running thence N. 87 W. 180.7 feet to an iron pin in the center of what was formerly a ten foot alley; thence along the center of said former alley S. 3-38 W. 135 feet to an iron pin; thence S. 87 E. 175.75 feet along the center of Unit No. 25 to an iron pin on the west side of McIver Street; thence along the west side of McIver Street N. 6 E. 135 feet to the point of beginning.

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 decent, 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, 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 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.

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 of 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 foot frontage.

For Release to this Deed See Page 382 in this Book
For Release to this Deed See Page 381, in this Book.