

THE 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
TEN (\$10) Dollars and other valuable considerations ~~DOLLARS~~

to us in hand paid
at and before the sealing of these presents by W. E. Rasor

(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
W. E. Rasor

All those certain pieces, parcels, lots or tracts of land, lying, situate and being in Ward 6, City of Greenville, State and County aforesaid, and being known and designated as units (lots) numbers 20 and 21 of Block "A", and the northern half of unit No. 22 of block "A", fronting on McIver Street, sub-division known as Forest Hills, according to plat made by T. C. Adams, Engineer, September 23, 1936, recorded in the office of Register Mesne Conveyance in and for Greenville County, S. C., in Plat Book D, Page 206, and having the following metes and bounds:

BEGINNING at a point on McIver Street, center of lot No. 22, according to said plat, and running thence N. 6 E. with said street 112.5 feet to the rear corner of unit No. 19, said plat; thence N. 87 W. 184 feet, more or less, to the center of an alley shown on said plat, which said alley has never been opened and has been closed by other conveyances; thence S. 3.38 W. along the center of said alley 112.5 feet; thence S. 87 E. 180.7 feet to the point of beginning on McIver Street.

As set forth by decree of the Court in the case of McDaniel v. McDaniel, found in Judgment Roll E-6100, office of Clerk of Court, Greenville County, S. C. this conveyance is made subject to the following restrictions:

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 \$10,000 in block "A", \$7,500 in block "B" and \$6,000 in block "C" 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 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.

(Over)

For Release in connection with this deed See Page 121 in this Book.