

TITLE TO REAL ESTATE

WALKER, EVANS & COGSWELL CO., CHARLESTON, S. C. 9523

STATE OF SOUTH CAROLINA,
Greenville County.

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

in the State aforesaid.

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

DOLLARS,

to us paid by Wade F. Coley

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 Wade F. Coley- All those certain pieces, parcels or lots of land situate, lying and being in Greenville Township, City of Greenville, State and County aforesaid,

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

on the North side of Pine Forest Drive and being known and designated as Units 39 and 40 of Block B on Plat of Forest Hills, as revised August 1939, recorded in office of R.M.C. for Greenville County in Plat Book D, page 206, and being more particularly described as follows: Beginning at an iron pin on the N. side of Pine Forest Drive joint corner of Units 38 & 39 and running thence N. 8-41 W. 171.2' across Unit 38 and the rear portion of Unit 37, as shown on the original plat, to an iron pin in the rear line of Unit 8, which pin is 10' W. of the rear joint corner of Units 37 and 38; and running thence N. 81-55 E. 35-5' along rear lines of Units 37 and 38; on the original plat to an iron pin joint rear corner of Units 38 and 39; and running thence along the rear line of Units 39 N. 60-08 E. 17.5 to an iron pin in rear line of Unit 39 10' W. of the joint rear corner of Units 39 and 40 and running thence across Units 39 and 40 S. 21-12 E. 146.2' to an iron pin in the N. side of Pine Forest Drive joint front corner of Units 40 and 41; thence along Pine Forest Drive S. 58-30 W. 90' to the point of beginning; and being the same premises conveyed to R. M. Caine and Calvin F. Teague by Helen B. McDaniel by deed dated November 3, 1936, recorded in office of R. M. C. for Greenville County in Vol. 188 page 196.

(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 described for residential purposes.

2. No residence (other than outbuildings appurtenant to dwelling) costing less than \$7500.00 shall be erected thereon prior to January 1, 1986.

3. The grantors reserves to themselves, and their heirs and assigns, 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; that the premises shall be left in as good condition as before.

4. No surface closet or cess pool shall ever be used on said lot, but only ceptic 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 re-cut and only one dwelling shall be erected thereon.

(6) No house may be erected on any lot in Forest Hills less than 45' from the street line.

The purchase price of said lot has been reduced materially because of the foregoing restrictions, 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 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, such 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 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' and provided further that each dwelling erected shall be upon a lot of at least 90' frontage.

For Three Releases to this deed see Deed Book 213, page 178 and 179