

TITLE TO REAL ESTATE—G.T. 201

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 (\$10.00) Dollars
and other valuable considerations

to us in hand paid
at and before the sealing of these presents by Crescent Realty Company

(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
Crescent Realty Company

All that piece, parcel or lot of land in Greenville City ~~Township~~, Greenville County, State of South Carolina,
situate on the north side of Pine Forest Drive and described as Units Nos. 37 & 38, Block "B"
of Forest Hills Subdivision, in accordance with a plat of Forest Hills 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, said plat having been subsequently revised, and being more particularly
described as follows:

BEGINNING at an iron pin on the north side of Pine Forest Drive at the joint front corner
of Units Nos. 36 & 37 and running thence N. 3-52 E. 183.6' to an iron pin in the rear line of Unit
No. 7; thence N. 82-30 E. 50' to an iron pin in the rear line of Unit No. 8; thence S. 8-41 E.
171.2' to an iron pin on the north side of Pine Forest Drive, which iron pin is at the joint front
corner of Units Nos. 38 & 39; thence along Pine Forest Drive S. 72-52 W. 45' to an iron pin; thence
continuing along Pine Forest Drive S. 83-14 W. 45' to the point of beginning; being all of Units
Nos. 37 & 38 according to the revised plat mentioned above.

SUBJECT TO THE FOLLOWING RESTRICTIONS AND CONDITIONS:

1- The lot of land hereby conveyed shall be used exclusively for single family residence
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 outbuilding appurtenant to dwelling) costing less than
Seventy-five hundred (\$7500) 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 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 cesspoll 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 con-
ditions 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 property proceeding by any owner
and 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 adpoted by the grantor and in 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.

For Two Releases in connection with this Deed, See Deed Book 241, Page 297.