

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.

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 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 the 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 the general plan, which plan has been adopted by the grantors and is applicable to all grantees purchasing lots in Forest Hills Development.

All those certain pieces, parcels or lots of land in the City of Greenville, County of Greenville, State of South Carolina, situate, lying and being on the South side of McIver Street and being known and designated as Units 7 and 8, of Block B, of Forest Hills, as surveyed by Dalton & Neves on June 5, 1948 and being described together according to said plat as follows:

BEGINNING at an iron pin on the Southern side of McIver Street, joint front corner of Units 6 and 7 and running thence S. 87-52 E. 83.2 feet to an iron pin; thence S. 7-00 E. 175 feet to an iron pin; thence S. 82-0 W. 70.5 feet to an iron pin; thence S. 88-51 W. 43.5 feet to an iron pin; thence N. 1-48 E. 186.8 feet to the beginning corner.

The above described land is a portion of the same conveyed to me by Helen S. McDaniel et al, individually and as/guardian on the 3rd day of November 1936, deed recorded in office Register of Mesne Conveyance for Greenville County, in Book 188 Page 196.

TOGETHER with all and singular the Rights, Members, Hereditaments and Appurtenances to the said Premises belonging, or in anywise incident or appertaining.

TO HAVE AND TO HOLD all and singular the Premises before mentioned unto the said... Ella Little Pettett, her Heirs and Assigns forever.