

STATE OF SOUTH CAROLINA, }  
Greenville County. }

KNOW ALL MEN BY THESE PRESENTS, That I, Loring F. Kelley

in the State aforesaid.

in consideration of the sum of Ten and no/100 (\$10.00)

DOLLARS,

and love and affection I bear to my daughter, Tryphena S. Kelley

to me paid by Tryphena S. Kelley

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 Tryphena S. Kelley

One-half interest in and to:

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

at the Southeastern intersection of Longview Terrace and Forest View Drive in the subdivision known as Forest Hills, Addition No. 2, and having, according to a survey thereof made by Dalton & Neves, Engineers, February, 1939, the following metes and bounds, courses and distances, to-wit:

Beginning at an iron pin at the Southeastern intersection of Longview Terrace and Forest View Drive and running thence along the Eastern side of Longview Terrace S. 64-30 E. 21.1 feet to an iron pin; thence continuing with said street S. 37-09 E. 35.8 feet to an iron pin which iron pin is 173.5 feet from the Northeast intersection of Longview Terrace and East Paris Road Extension; thence N. 64-30 E. 90 feet to an iron pin; thence N. 36-10 W. 172.9 feet to an iron pin in the line of Forest View Drive; thence along the Southern side of Forest View Drive S. 64-30 E. 135 feet to the point of beginning.

SUBJECT, HOWEVER, to the following building 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, 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 dwellings) costing less than Five Thousand (\$5,000.00) Dollars shall be erected thereon prior to January 1, 19 x .

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 instruments 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 the lots in said Forest Hills Addition No. 2 of which this lot is a part.

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 Addition No. 2 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 property proceedings by any owner or occupants of any lot in Forest Hills Addition No. 2 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 the general plan, which plan has been adopted by the grantor and is applicable to all grantees purchasing lots in Forest Hills Addition No. 2 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 75 feet and provided that each dwelling erected shall be upon a lot of at least 90 foot frontage.