

The State of South Carolina, }  
COUNTY OF GREENVILLE.

KNOW ALL MEN BY THESE PRESENTS, That I, Helen B. McDaniel, as Executrix of the Estate of W. C. McDaniel, and by virtue of the decree of the Court in the case of McDaniel vs. McDaniel, now constituting Judgment Roll E-2677 on file in the Clerk of Court's office for Greenville County.

\_\_\_\_\_ in the State aforesaid,  
\_\_\_\_\_ in consideration of the sum of  
ten & no/100 Dollars and other valuable considerations \_\_\_\_\_ DOLLARS

to me \_\_\_\_\_ in hand paid  
at and before the sealing of these presents by Malcolm C. Davenport.

(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

Malcolm C. Davenport:

All that piece, parcel or lot land in the City of Greenville, Greenville County, State of South Carolina, being known and designated as Units 1, 2 and 3, Block "B" of Forest Hills and more particularly described as follows: Beginning at an iron pin at the southeast corner of the intersection of McIver Street and Pine Forest Drive and running thence S. 87 E. 135 feet along McIver Street to an iron pin on McIver Street, which iron pin is at the joint corner of units numbers 3 and 4; thence S. 1-45 W. 195 feet to an iron pin at the joint corners of Units numbers 3, 4, 32 and 33; thence N. 86 W. 135 feet to a pin on Pine Forest Drive at the joint corner of Units 1 and 30; thence N. 1-45 E. 180 feet along pine Forest Drive to the beginning corner; being all of Units numbers 1, 2 and 3, Block "B", of Forest Hills, according to a plat thereof made by T. C. Adams, Engineer, dated September, 1936, recorded in the R. M. C. Office for Greenville, S. C., in Plat Book "D", at pages 206-209.

Subject to the following 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 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 ten thousand (\$10,000) Dollars 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 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 (45) 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.

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 foot frontage.

*For Decree of Court Confirming this Deed see Judgment Roll E-6100 Office of Clerk of Court for Greenville County.*