

The State of South Carolina, }
COUNTY OF GREENVILLE.

KNOW ALL MEN BY THESE PRESENTS, That

J. E. A. Sloan

in the State aforesaid,

in consideration of the sum of

One (\$1.00 Dollar) to gether with love and affection

DOLLARS

to *me*

in hand paid

at and before the sealing of these presents by

Caroline Young Sloan

(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

Caroline Young Sloan the following described property, to-wit:

All that piece, parcel or lot of land in the City of Greenville, State of South Carolina, being known and designated as Lot No. 2, Block "A" of Forest Hills and more particularly described as follows:

Beginning at an iron pin on the North side of Lot No. 1, Block "A" Forest Hills, and running S. 87 E. 195 feet to an iron pin at service alley, thence N. 3-38 W. 135 feet to an iron pin on alley; thence N. 87 W. 195 feet to an iron pin on Pine Forest Drive; thence S. 3-38 W. 135 feet to beginning corner; bounded on the South by Lot No. 1, Block "A"; Forest Hills, on the East by service alley; on the North by Lot No. 3, Block "A"; and on the West by Pine Forest Drive; being all of Lot No. 2, Block "A" of Forest Hills, according to a plat thereof made by T. C. Adams, Engineer, in August, 1936, recorded in the R. M. C. Office for Greenville County, S. C., in Plat Book "D" at page 206-208,

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, park, or lot 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 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 five (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 ninety (90) feet and provided, further, that each dwelling erected shall be upon a lot of at least ninety (90) feet frontage.