

TITLE TO REAL ESTATE

WALKER, EVANS & COGSWELL CO., CHARLESTON, S. C. 97307

STATE OF SOUTH CAROLINA, }
Greenville County.

KNOW ALL MEN BY THESE PRESENTS, That I, R. M. Caine

in the State aforesaid.

in consideration of the sum of Eleven hundred & no/100

DOLLARS,

to me paid by L. F. 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 L. F. Kelley

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

described and having the following courses and distances:

Beginning at an iron pin on the east side of Longview Terrace, which point is 173.5' north of the northeast corner of East Paris Road and Longview Terrace and running thence N. 64-30 E. 75.0' to an iron pin; thence N. 31-04 E. 170.8' to an iron pin on Forest View Drive; thence with Forest View Drive S. 64-30 W. 135' to an iron pin on the east side of Longview Terrace; thence with Longview Terrace S. 64-39 E. 21.1' to an iron pin; thence continuing with Longview Terrace S. 50-43 E. 131.2' to an iron pin; thence continuing with Longview Terrace S. 37-09 E, 35.8' to the point of beginning.

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 use 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 Five Thousand (\$5,000) 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 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 Addition #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 #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 proper proceeding by any owner or occupant of any lot in Forest Hills Addition #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 a general plan, which plan has been adopted by the grantor and is applicable to all grantees purchasing lots in Forest Hills Addition #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 further that each dwelling erected shall be upon a lot of at least 90 foot frontage.