

TITLE TO REAL ESTATE

THE STATE OF SOUTH CAROLINA,
County of Greenville.

KNOW ALL MEN BY THESE PRESENTS, That We, R. M. Caine and Calvin F. Teague

.....in the State aforesaid,
.....in consideration of the sum of
Twenty-Five Hundred & No/100 (\$2500.00) Dollars

BY: R.M.C.
Calvin F. Teague

to usin hand paid
at and before the sealing of these presents by William Herbert Lipscomb

(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
William Herbert Lipscomb, his heirs and assigns

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

in a subdivision known as Forest Hills, located in Ward 6, City of Greenville, and being more particularly described as follows:

BEGINNING at an iron pin on the East side of McIver St., said iron pin being located 190 feet from an iron pin at the Southeast intersection of McIver St. and Cleveland St. and running thence S. 88-00 E. 146 feet, more or less, to an iron pin; thence S. 28-15 W. 22.5 feet, more or less, to an iron pin; thence S. 80-27 E. 31.9 feet to an iron pin; thence S. 59 E. 47.5 feet to an iron pin; thence S. 7 W. 48.7 feet to an iron pin; thence N. 88-00 W. 20.9 feet to an iron pin on the East side of McIver St.; thence along McIver St., N. 6-00 E. 95.7 feet to the beginning corner. And being a part of the same property conveyed to us by Helen B. McDaniel, individually and as guardian for Nora Camille McDaniel; and Helen Carroll McDaniel, said deed dated 3 November 1936 and recorded in the Office of R. M. C. for Greenville County, S. C. in Vol. 188 at page 196.

Not BK D The above property is subject to the following restrictions:

- P. 106 (1) The lot of land hereby conveyed shall be used exclusively for single family residence 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 outbuilding appurtenant to dwelling) costing less than Ten Thousand (\$10,000) 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 part 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 cess pool 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) 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 and occupant of any lot in Forest Hills, as well as by these 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 a general plan which plan has been adopted by the grantor and is applicable to all grantees purchasing lots in Forest Hills Development.
- (8) 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 Grantee is to pay the taxes for 1946.

Corrections approved
October 21, 1948
R. M. Caine