

TITLE TO REAL ESTATE

STATE OF SOUTH CAROLINA,

County of Greenville.

KNOW ALL MEN BY THESE PRESENTS, That Surety Mortgage Company

a corporation chartered under the laws of the State of South Carolina and having its principal place of business at Greenville in the State of South Carolina for and in consideration of the sum of Six Hundred and no/100 (\$600.00) DOLLARS,

to it in hand duly paid at and before the sealing and delivery of these presents by the grantee(s) hereinafter named (the receipt whereof is hereby acknowledged) has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto W. E. Phelps, Jr., his heirs and assigns, forever:

All that certain piece, parcel or lot of land situate, lying and being on the southwest side of East Avondale Drive, near the City of Greenville, in the County of Greenville, State of South Carolina, in the subdivision known as Northgate, being known and designated as Lot No. 14 of Block K on plat of said property, recorded in the R. M. C. office for Greenville County, S. C., in Plat Book G, at pages 136 and 136, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southwest side of East Avondale Drive at the corner of Lots No. 14 and 28, and running thence with the southwest side of East Avondale Drive in a southeasterly direction and on a curved line 150 feet to an iron pin, joint front corner of Lots No. 14 and 15 of Block H; thence with the line of Lot No. 15 in a southwesterly direction 160.8 feet to an iron pin; thence N. 15-20 E. 150 feet to an iron pin on the southwest side of East Avondale Drive, the beginning corner.

This property is conveyed subject to the following building restrictions and reservations:

- (1) No building shall be erected nearer than 40 feet to the front lot line.
- (2) Any dwelling erected on said property shall cost not less than \$4,000.00.
- (3) Said lot shall be used for residential purposes only.
- (4) The property shall not be sold, rented or otherwise disposed of to persons other than of the Caucasian race.
- (5) No noxious or offensive trade shall be carried on on the property.
- (6) No building of a temporary structure shall be erected on the property for use as a residence.
- (7) An easement is reserved along the rear line of the lot 8 feet in width for the purpose of placing sewerage, telephone and electric lines or other utilities, with the right of entry for maintaining and repairing said utilities.

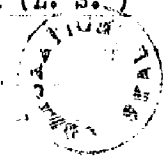
STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

FOR VALUE RECEIVED, The Liberty Life Insurance Company, owner and holder of that mortgage given to it by Surety Mortgage Company for \$83,000.00, dated December 9, 1940, recorded in the R. M. C. Office for Greenville County, S. C., in Mortgages Volume 297, page 196, does hereby release and forever discharge the within described lot from the lien of its said mortgage.

IN WITNESS WHEREOF The Liberty Life Insurance Company has caused this release to be signed by its duly authorized officer and its corporate seal to be hereunto affixed, this 21 day of June, 1941.

In the presence of:
Daisy Martin Jones
Mary B. Burgard

THE LIBERTY LIFE INSURANCE COMPANY (L. S.)
By- W. Frank Hipp- President



STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

PERSONALLY appeared before me Daisy Martin Jones, who, being duly sworn, says that she saw W. Frank Hipp, as President of The Liberty Life Insurance Company, sign, seal and as the act and deed of said corporation execute the foregoing release, and that she with Mary Burgard witnessed the execution thereof.

Sworn to before me this 23 day of June, 1941. Daisy Martin Jones

Robert R. Seales, Jr. (L. S.) Notary Public for South Carolina. Recorded July 2, 1941 at 10:03 A. M.