

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 Eighty and no/100 (\$680.00) 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 Elizabeth D. Zimmerman, her heirs and assigns forever:-

All those certain pieces, parcels or lots of land situate, lying and being on the East side of East Avondale and Morningdale Drives near the City of Greenville, in the County of Greenville, State of South Carolina, and being shown as Lots Nos. 16 and 17 of Block "K" on plat of Northgate Subdivision revised by R. E. Dalton, May 1939 and recorded in the R. M. C. Office for Greenville County in Plat Book M at page 13, and having according to said plat, the following metes and bounds, to-wit:

Beginning at an iron pin on the East side of East Avondale Drive at joint front corner of Lots 15 and 16 of Block K and running thence with the line of Lot 15 in an Easterly direction 275.4 feet to an iron pin; thence in a Southerly direction along the rear line of Lots 16 and 17, 120.7 feet to an iron pin at rear corner of Lots 17 and 18; thence with the line of Lot 18 in a Westerly direction 204.5 feet to an iron pin on the East side of Morningdale Drive; thence with the East side of Morningdale Drive in a Northerly direction running to and with East Avondale Drive 200 feet to the beginning corner.

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

- (1) No building shall be erected nearer than 40 feet to Morningdale Drive, and East Avondale Drive.
- (2) No dwelling shall be erected on said lots costing less than \$3500.00.
- (3) These lots shall be used for residential purposes only except this shall not apply to Section D on the plat above mentioned.
- (4) The property shall not be sold, rented or otherwise disposed of to persons other than of the Caucasian race.
- (5) No obnoxious 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 lots, two (2) 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.

RELEASE.

FOR VALUE RECEIVED, Surety Life Insurance Company (name formerly The Liberty Life Insurance Company), the owner and holder of that mortgage given to The Liberty Life Insurance Company by Surety Mortgage Company for Eighty-Three Thousand (\$83,000.00) Dollars, on December 9, 1940, recorded in the R. M. C. Office for Greenville County, S. C. in Mortgages Volume 297, at page 196, does hereby release and forever discharge the within described property from the lien of its said mortgage.

IN WITNESS WHEREOF, the said corporation has caused this Release to be signed by its duly authorized officers and its corporate seal to be hereunto affixed this 1st day of June, 1943.

In the Presence of:

Wm. P. Anderson
R. A. Wiggers

SURETY LIFE INSURANCE COMPANY
(Name formerly The Liberty Life Insurance Company)

BY: Herman N. Hipp,
President

And: Francis M. Hipp,
Vice-President and Treasurer.

