

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 Nine Hundred and no/100 (\$900.00) 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 Jamison Carr, 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 Drive, near the City of Greenville, in the County of Greenville, State of South Carolina, being known as Lots No. 6 and 7 of Block K, on plat of Northgate, recorded in the R. M. C. Office for Greenville County, S. C., in Plat Book G, at pages 135 and 136 (a revision of said plat being recorded 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 No. 5 and 6 of Block K, and running thence with the line of Lot No. 5 in an Easterly direction 189.5 feet to an iron pin; thence in a Southerly direction 141.30 feet to an iron pin at joint rear corner of Lots No. 7 and 8; thence with the line of Lot No. 8 in a Westerly direction 208.8 feet to an iron pin on the East side of East Avondale Drive; thence with East Avondale Drive in a Northerly direction 140 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 East Avondale Drive.
- (2) No dwelling shall be erected on said lots costing less than \$3,000.00.
- (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.