

TITLE TO REAL ESTATE

KEYS PRINTING CO., GREENVILLE, S. C.

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 ELEVEN HUNDRED (\$1100.00) 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 ALESTER G. FURMAN, III, His Heirs and Assigns forever:-

All that certain piece, parcel or lot of land, situate, lying and being at the Northwest corner of Arcadia Drive and West Avondale Drive near the City of Greenville, in the County of Greenville, State of South Carolina, being shown as Lot #1 of Block A on Plat of Northgate Subdivision, revised by R. E. Dalton, Engineer, May 1939, recorded in the R. M. C. Office for Greenville County, South Carolina, in Plat Book M, Page 13, and having, according to said Plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Southwest side of Arcadia Drive at joint corner of lots 1 and 2 of Block A and running thence with the line of lot 2 in a Southwesterly direction 109.9 feet to an iron pin in the East line of Lot 17; thence with line of Lot 17 in a Southerly direction 119.7 feet to an iron pin on the North side of West Avondale Drive; thence with the North side of West Avondale Drive in a Easterly direction 119.2 feet to a point on said drive; thence continuing in a Northeasterly direction with curve of West Avondale Drive to a point on the Southwest side of Arcadia Drive (chord being 25 feet); thence with the Southwest side of Arcadia Drive N. 25-48 W. 109.8 feet to the beginning corner.

This property is conveyed subject to the restrictions and reservations hereinafter set forth:

- (1) No building shall be erected nearer than 40 feet to the front line of lot on West Avondale Drive.
 - (2) No dwelling shall be erected on said property costing less than \$3500.00.
 - (3) The said lots shall be used for residential purposes only, except this shall not apply to Section D on said Plat.
 - (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 lot, 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.
- Grantee is to pay 1946 taxes.

STATE OF SOUTH CAROLINA,
CITY OF GREENVILLE.

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

IN WITNESS WHEREOF, Surety Life Insurance Company has caused this release to be signed by its duly authorized officers and its seal to be hereunto affixed this 12th day of February, 1946.

In the Presence of:	SURETY LIFE INSURANCE COMPANY,
R. A. Wiggers	(Name Formerly The Liberty Life Insurance Company)
Phyllis Barksdale	By- Herman . Hipp, President
	And Francis M. Hipp, Vice-President and Treasurer

