

State of South Carolina,

COUNTY OF GREENVILLE.

KNOW ALL MEN BY THESE PRESENTS, That I, S. S. Newell of Greenville, County

in the State aforesaid, in consideration of the sum of One thousand (\$1,000.00) & no/100

DOLLARS,

to me in hand paid at and before the sealing of these presents by Surety Mortgage Company, a corporation organized and existing under the laws of the State of South Carolina,

(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

Surety Mortgage Company,

"All that certain parcel or lot of land situate, lying and being in Greenville Township, Greenville County, State aforesaid, in the subdivision known as North Gate and being known and designated as lot #21, Block "H" of said subdivision, as shown by plat of Utopian Developing Company made by C. M. Furman, Jr., C. E., June, 1926, recorded in the R. M. C. Office for Greenville County in Plat Book G, at pages 135, and 136. Said lot being more particularly described as follows:

Beginning at an iron pin on the west side of East Avondale Drive at corner at corner of lots #20 and running thence along said side of said Drive S. 10-25 W. 100.7 feet to iron pin at corner of lot #22; thence along line of said lot #22 N. 74-40 W. 241.4 feet to iron pin at rear joint corner of lots 5, 6 and 22; thence along the rear line of lot #6, N. 15-20 E. 100 feet to iron pin at rear joint corner of lots 6, 7 and 20; thence along line of lot #20 S. 74-40 E. 233.8 feet to the point of beginning. This being the same property conveyed to me by Utopian Developing Company by deed dated May 9, 1927, recorded in the R. M. C. Office for Greenville County in Deed Book 138, at page 14."

The property herein conveyed is subject to the restrictions contained in the said deed of the Utopian Developing Company to me, to-wit:

(1) The property or any part thereof never to be sold, rented or otherwise disposed of to any person having any percentage of negro blood.

(2) The property not to be used for business purposes, or for any use of purpose which shall constitute a nuisance.

(3) The property shall never be recut or subdivided so as to face in any direction other than that shown on plat of same.

(4) No building shall be erected within 40 feet of the present line of the street upon which it faces.

(5) No buildings (other than outbuildings appurtenant to a dwelling) shall be erected upon the property costing less than twice the cost of the lot.

Said lot is subject to an easement of two feet parallel with the rear line for the purpose of laying sewerage lines, erecting or laying telephone or electric poles or cables, for use of said lot and other lots in said subdivision with the right of entry for the purpose of erecting, re-newing or repairing said utilities.