

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 Twenty-two hundred and fifty and no/100 (\$2,250.00) 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 Charles Ernest Luttrell, his

heirs and assigns forever:-

All that certain piece, parcel or lot of land situate, lying and being on the West side of North Main Street, near the City of Greenville, in the County of Greenville, State of South Carolina, being known and designated as Lot No. 28 and 47 feet off the North side of Lot No. 27 of Block G, on plat of Northgate Subdivision, revised by R. E. Dalton May, 1939, and recorded in the R. M. C. Office for Greenville County, S. C. 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 West side of North Main Street, joint front corner of lots 9 and 28 of Block G, and running thence with the line of lot 9 in a Westerly direction 197.3 feet to an iron pin on the East side of an alley; thence with the East side of said Alley in a Southerly direction 125.2 feet to an iron pin in the rear line of Lot No. 27, said iron pin being 31.2 feet North from the joint rear corner of lots 27 and 8; thence on a new line through Lot No. 27, said line at all points being parallel with and 31.2 feet North of the joint line of lots 8 and 27, 197.3 feet in an Easterly direction to an iron pin on the West side of North Main Street; thence with the West side of North Main Street in a Northerly direction 125.2 feet to the beginning corner.

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

- (1) No building shall be erected nearer than 50 feet to North Main Street.
- (2) No dwelling shall be erected on said lot costing less than \$6,000.00.
- (3) This lot shall be used for residential purposes only, except this shall not apply as 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 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.