

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 Eight Hundred and no/100 (\$800) 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 O. W. Sutton, his Heirs and

assigns:-

All that certain piece, parcel or lot of land situate, lying and being on the South side of Morningdale Drive near the City of Greenville, in the County of Greenville, South Carolina being shown on a plat of the Subdivision known as Northgate recorded in the R. M. C. Office for Greenville County, S. C. in Plat Book M at page 13, and having according to a recent survey made by R. E. Dalton, Engineer, the following metes and bounds, to-wit:

Beginning at an iron pin on the South side of Morningdale Drive at Northeast corner of property of grantee herein and running thence with Morningdale Drive N. 58-10 E. 50 feet to an iron pin; thence S. 87-30 E. 167.4 feet to an iron pin; thence S. 6-05 W. running to and with the meanders of a branch 519 feet to a point at the intersection of said branch with another branch; thence up the last mentioned branch and running thence with the meanders thereof N. 53-0 W. 358.4 feet to a point in center of said branch; thence N. 2-58 W. 162 feet to an iron pin at Southwest corner of lot of the grantee herein; thence following the line of grantee's lot, S. 48-40 E. 154 feet to an iron pin; thence still with grantee's line, N. 57-50 E. 125 feet to an iron pin; thence continuing with line of lot of grantee herein, N. 27-42 W. 175 feet to an iron pin on the South side of Morningdale Drive, 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.
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 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. The property herein conveyed shall never at any time be re-cut or subdivided so as to face in any other direction than as shown on the plat of same.
8. 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.

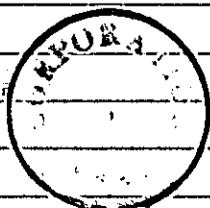
State of South Carolina,
County of Greenville.

For value received Surety Life Insurance Company (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 \$83,000.00 on December 9, 1940, recorded in the R. M. C. Office for Greenville County, S. C. in Mortgage Book 297, at page 196, does hereby release and forever discharge the within described property from the lien of its said mortgage.

In Witness whereof this corporation has caused this release to be signed by its duly a authorized officers and its corporate seal to be hereunto affixed this first day of October, 1942.

In the Presence of:

Elizabeth Watson
R. A. Wiggers



Surety Life Insurance Company (L. S.)
(Formerly The Liberty Life Insurance Company)
BY: W. Frank Hipp
President

And: Wm. P. Anderson, Treasurer.