

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 Seven Hundred and No/100 (\$700.00) 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

Sara G. Owens, Her Heirs and Assigns Forever:

All that certain piece, parcel or lot of land situate, lying and being on the West side of Arcadia Drive, near the City of Greenville, in the County of Greenville, State of South Carolina, being shown as Lot 5 of Block A on revised plat of North Gate Heights made by R. E. Dalton, Engineer, 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 Arcadia Drive at joint front corner of Lots 4 and 5 of Block A and running thence with the line of Lot 4 in a Westerly direction 152.5 feet to an iron pin in the rear line of Lot 12; thence with the rear lines of Lots 11 and 12 in a Northerly direction 70 feet to an iron pin at joint rear corner of Lots 5 and 6; thence with the line of Lot 6 in an Easterly direction 148.1 feet to an iron pin on the West side of Arcadia Drive; thence with the West side of Arcadia Drive in a Southerly direction 80 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 Arcadia Drive.
- (2) No dwelling shall be erected on said lot costing less than \$3,500.00.
- (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.

The grantor agrees to pay the 1945 State and County taxes.