

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 Ten (\$10.00) Dollars and other valuable consideration 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 Alberta F. Aiken, her heirs and Assigns, forever:

All that certain piece, parcel or lot of land situate, lying and being at the Southwest corner of the intersection of West Avondale Drive and Parkside Drive, near the City of Greenville, in the County of Greenville, State of South Carolina, being shown as an unnumbered lot on plat of Northgate Subdivision, recorded in the R. M. C. Office for Greenville County, S. C. in Plat Book G, at pages 135 and 136 (also shown on plat recorded 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 West Avondale Drive at a point lying West of and opposite the joint West corner of Lots 16 and 17 of Block G, as shown on plat mentioned above, also corner of lands this day conveyed to grantee by Clifton Corley, and running thence with the West side of West Avondale Drive N. 21-10 E. 104 feet to an iron pin; thence continuing with West Avondale Drive N. 16-53 E. 47 feet to an iron pin; thence continuing with the curve of West Avondale Drive to a point on the South side of Parkside Drive (the chord of which is N. 14-03 W. 36.5 feet); thence with the South side of Parkside Drive N. 75-46 W. 38.5 feet; thence still with the South side of Parkside Drive N. 74-15 W. 56.2 feet to an iron pin; thence S. 19-15 W. 175 feet to an iron pin; thence S. 70-45 E. 113.5 feet to an iron pin on West side of West Avondale 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 West Avondale Drive.
- (2) No dwelling shall be erected on said lot costing less than \$4,000.00.
- (3) This lot shall be used for residential purposes only, except this shall not apply as to Section D on 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.