

TITLE TO REAL ESTATE

REID PRINTING CO., GREENVILLE, S. C.

STATE OF SOUTH CAROLINA,)
County of Greenville.

SURETY MORTGAGE COMPANY

KNOW ALL MEN BY THESE PRESENTS, That.....

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 THREE THOUSAND SIX HUNDRED FIFTY (\$3650.00) 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 JAMES A HOWARD, His Heirs and Assigns, Forever:-

All those certain pieces, parcels or lots of land, situate, lying and being on the East side of Parkside Drive, near the City of Greenville, in the County of Greenville, State of South Carolina, being shown as Lots 11, 12, 13, 14 and 15 of Block A on Plat of Northgate Subdivision revised by R. E. Dalton, Engineer, May, 1939, recorded in the R. M. C. Office for Greenville County, S. C. in Flat Book M, Page 13 and having, according to said Plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the East side of Parkside Drive, at corner of Lots 10 and 11 of Block A; said pin also being 150 feet in a Southeasterly direction from the Southeast corner of the intersection of Parkside Drive and Old National Highway (sometimes referred to as Camp Road) and running thence with the rear line of Lots 9 and 10 in an Easterly direction 149.2 feet to an iron pin; thence in a Southerly direction along the rear line of Lots 2, 3, 4, 5, and 6 338.2 feet to an iron pin at joint rear corner of lots 16 and 17; thence along the rear line of lot 16 in a Southwesterly direction 90 feet to an iron pin; thence continuing with line of lot 16 in a Southerly direction 135.6 feet to an iron pin on the North side of Parkside Drive; thence following the curve of Parkside Drive in a general Northerly direction 545 feet to the beginning corner.

This property is conveyed subject to the restriction and reservations hereinafter set forth.

- (1) No building shall be erected nearer than 40 feet to the front line of lot on Parkside Drive.
- (2) No dwelling shall be erected on said property costing less than \$4000.00.
- (3) The said lots shall be used for residential purposes only, except this shall not apply to Section D on said plat.
- (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 buildings 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 1946 taxes on the above property.

STATE OF SOUTH CAROLINA,)
COUNTY OF GREENVILLE.)

R E L E A S E

FOR VALUE RECEIVED, Surety Life Insurance Company, the owner and holder of that mortgage given by Surety Mortgage Company to The Liberty Life Insurance Company for \$83,000.00, dated December 9, 1940, recorded in the R. M. C. Office for Greenville County, S. C., in Mortgage Book 297, Page 196, does hereby release and forever discharge the within described property from the lien of its said mortgage.

IN WITNESS WHEREOF, Surety Life Insurance Company has caused this release to be signed by its duly authorized officers and its seal to be hereunto affixed this 21st day of February, 1946.

(OVER)