

State of South Carolina,

FILED
GREENVILLE CO. S. C.

County of GREENVILLE

SEP 22 3 39 PM 1947



OLLIE FARNSWORTH
R. M. C.

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 Three Hundred Fifteen (\$315.00) -----
----- 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 Lois Heath Thomas, her heirs and assigns,
forever:

All that certain piece, parcel or lot of land situate, lying and being on the East side of East Avondale Drive near the City of Greenville, in the County of Greenville, State of South Carolina, being shown as Lot No. 3 of Block K on revised plat of Northrate, made by R. E. Dalton, Engineer, May, 1939, recorded in the R. M. C. Office for Greenville County, S. C. in Plat Book "111", 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 East Avondale Drive at joint front corner of Lots 3 and 4 of Block K and running thence with the line of Lot 4 in an Easterly direction 193.8 feet to an iron pin; thence along the rear line of said lot in a Northerly direction 70 feet to an iron pin at joint rear corner of Lots 2 and 3; thence along the line of Lot 2 in a Westerly direction 187.5 feet to an iron pin on the East side of East Avondale Drive; thence along the East side of East Avondale Drive in a Southerly direction 70 feet to the beginning corner.

This property is conveyed subject to the following building restrictions:

- (1) No building shall be erected nearer than 40 feet to East Avondale Drive.
- (2) No dwelling shall be erected on said lot costing less than \$2,000.00.
- (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 sewer, telephone and electric lines or other utilities, with the right of entry for maintaining and repairing said utilities.

Grantee is to pay 1947 taxes.