

TITLE TO REAL ESTATE

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 Seven Hundred Sixty-five and No/100 (\$765.00) 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

Selma G. Major, her Heirs and Assigns forever :

All that certain piece, parcel or lot of land situate, lying and being on the Southwest side of Morningdale Drive, near the City of Greenville, in the County of Greenville, State of South Carolina being shown as Lot No. 6 of Block "I" on revised plat of Northgate Subdivision made by R. E. Dalton' Engineer, May 1939, 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 Southwest side of Morningdale Drive at joint front corner of Lots Nos. 5 and 6 of Block "I" and running thence with the line of Lot No. 5 in a Southwesterly direction 150.2 feet to an iron pin on the Northeast side of a 16 foot alley; thence with said alley in a Northwesterly direction 92.6 feet to an iron pin at joint rear corner of Lots Nos. 6 and 7; thence with the line of Lot No. 7 in a Northeasterly direction 162.8 feet to an iron pin on the Southwest side of Morningdale Drive; thence with Morningdale Drive in a Southeasterly direction 100 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 Morningdale Drive.
- (2) No dwelling shall be erected on said lot costing less than \$4500.00.
- (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.

STATE OF SOUTH CAROLINA,)
COUNTY OF GREENVILLE.)

RELEASE.

FOR VALUE RECEIVED, Surety Life Insurance Company, the owner and holder of that mortgage given to the Liberty Life Insurance Company by Surety Mortgage Company for Eighty-Three Thousand (\$83,000.00) Dollars, on December 9th, 1940, recorded in the R. M. C. Office for Greenville County, S.C. in Mortgages Volume 297 at page 196, does hereby release and forever discharge the within described property from the lien of its said mortgage.

IN WITNESS WHEREOF the said corporation has caused this Release to be signed by its duly authorized officers and its corporate seal to be hereunto affixed this 1st day of December, 1944.

In the presence of:

R. A. Wiggers
Leona Lineberger



SURETY LIFE INSURANCE COMPANY
(Name formerly The Liberty Life Insurance Company)

By: Herman N. Hipp, President
And: Francis M. Hill
Vice President & Treasurer

(See other side of page for probate)