

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 Three Thousand One Hundred Ninety-Five and no/100 (\$3195.00) 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 Elizabeth Jamison Carr,
her Heirs and Assigns-

All those certain pieces, parcels or lots of land situate, lying and being on the West side of East Avondale Drive near the City of Greenville, in the County of Greenville, State of South Carolina, being known as Lots Nos. 29, 32, 33 and 34 of Block H on plat of Northgate Subdivision revised by R. E. Dalton, Engineer May, 1939, recorded in the RMC Office for Greenville County, S. C. in Plat Book M at page 13-

LOT NO. 29, Block H being described as follows: BEGINNING at an iron pin on the west side of East Avondale Drive at joint front corner of Lots 15 and 29 of Block H, and running thence with line of Lot 15, in a Westerly direction 190 feet to an iron pin in the rear line of Lot 26; thence along the rear line of lots 13 and 26 in a Southerly direction 71.4 feet to an iron pin at corner of Lot 30; thence with the line of Lot 30 in an Easterly direction 196.2 feet to an iron pin on the West side of East Avondale Avenue; thence with the West side of East Avondale Drive in a Northerly direction 71.6 feet to the beginning corner.

Lots 32, 33 and 34 of Block H, being described together as follows: BEGINNING at an iron pin on the West side of East Avondale Drive at joint front corner of Lots 31 and 32 and running thence with line of Lot 31 in a Westerly direction 208.8 feet to an iron pin in the rear line of Lot 11; thence along the rear line of Lots 7, 9, 10 and 11 in a Southerly direction 214.2 feet to an iron pin at joint rear corner of Lots 34 and 35; thence with line of Lot 35 in an Easterly direction 227.6 feet to an iron pin on the West side of East Avondale Drive; thence with the West side of East Avondale Drive in a Northerly direction 214.8 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 East Avondale Drive.
- (2) No dwelling shall be erected on said lots costing less than \$4,000.00
- (3) These lots 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 Causian race.
- (5) No obnoxious or offensive trade shall be carried 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 lots, 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.