

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 Thirty-one Hundred Fifty and no/100 (\$3150.00) -----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 Charlie M. Brooks, his Heirs and Assigns-

All those certain pieces, parcels or lots of land situate, lying and being on the East side of North Main Street, near the City of Greenville, in the County of Greenville, State of South Carolina, being shown as Lots 3, 4 and the North part of Lot 2 of Block H on revised plat of Northgate Subdivision made by R. E. Dalton, Engineer, May, 1939, recorded in the RMC 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 East side of North Main Street at joint front corner of Lots 4 and 5, Block H and running thence with line of Lot 5 in an Easterly direction 200 feet to an iron pin in the rear line of Lot 23; thence along the rear line of Lots 23, 24 and 25 in a South-erly direction 209.99 feet to an iron pin, said pin being 40 feet North from the joint rear corner of Lots 1 and 2; thence in a Westerly direction along a line being at all points 40 feet North of the joint line of Lots 1 and 2, 200 feet to an iron pin on the East side of North Main Street, said pin being 40 feet North from the joint front corner of Lots 1 and 2; thence along the East side of North Main Street in a Northerly direction 209.99 feet to the beginning corner.

This property is conveyed subject to the following restrictions and reservations:-

1. No building shall be erected near than 50 feet to North Main Street.
2. No dwelling shall be erected on said lots costing less than \$6,000.00.
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 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 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.