

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 Eleven Hundred and no/100ths (\$1100.00) 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 Hilda E. Copeland and Charles Copeland, their heirs and assigns, forever:

All that certain piece, parcel or lot of land situate, lying and being on the west side of North Main Street, near the City of Greenville, in the County of Greenville, State of South Carolina, being shown as Lot 9 of Block "B", on Plat of Northgate sub-division, revised by R. E. Dalton, May 1939, recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book "M", Page 13, and having, according to said Plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the West side of North Main Street at joint front corner of Lots 9 and 22 of Block "B" and running thence with the center of a 10 foot alley which is the joint line of Lots 9 and 22 in a Westerly direction 188.2 feet to an iron pin at joint rear corner of Lots 9 and 10; thence with the line of Lot 10 in a Northeasterly direction 197 feet to an iron pin in the South line of Block "D"; thence with the line of Block "D" in an Easterly direction 99.2 feet to an iron pin on the West side of North Main Street; thence with the West side of North Main Street, S. 00-05 W. 114 feet to the beginning corner.

There is included within the boundary of the above described lot a strip 5 feet in width along the South edge of said Lot which constitutes a portion of a 10 foot alley and this property is conveyed subject to said alley right.

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

- (1) No building shall be erected nearer than 50 feet to the front line of lot on North Main Street.
- (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.
- (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.

The grantor is to pay the 1946 taxes.