

TITLE TO REAL ESTATE

STATE OF SOUTH CAROLINA, }
Greenville County

KNOW ALL MEN BY THESE PRESENTS, That I, J. P. Surett, of Greenville County,

in the State aforesaid
in consideration of the sum of \$1775.00 and assumption of mortgage indebtedness of \$725.00
DOLLARS,

to me paid by Mary Iola Batson

in the State aforesaid, (the receipt whereof is hereby acknowledged), have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release,
unto the said Mary Iola Batson

All that piece, parcel or lot of land in Greenville Township, Greenville County, State of South Carolina.

on the North side of Franklin Road, near the City of Greenville, and having according to map of Franklin Heights made by Dalton & Neves in November, 1940, recorded in Plat Book L at page 9, the following metes and bounds:

Beginning at an iron pin on the Northwest corner of Franklin Road and Circle Drive, and running thence with the Northern side of Franklin Road N. 70 W. 175 feet to a stake, corner of Lot No. 36; thence with the line of said lot, N. 29-23 E. 678 feet to a stake in line of property of Caine and Rasor; thence with the line of said property S. 65-52 E. 220 feet to a stake, corner of Lot No. 35; thence with the line of said lot S. 20-00 W. 344 feet to an iron pin on the North side of Circle Drive; thence with the Northern and Western line of Circle Drive following the curve thereof in a Southerly direction 375 feet, more or less, to a stake; thence continuing with the Western line of Circle Drive 34.4 feet to the beginning corner, subject to the following restrictions:

- (1) This property shall be used for residence for white people only.
- (2) No dwelling shall be erected on this property costing less than \$1800.00.
- (3) No building, fence, or other obstruction shall be erected within the triangle formed by the extension of the straight lines of the Northern and Western sides of Circle Drive, and the curve of said Circle Drive, as shown on said plat.

It is understood that as a part of the consideration for this conveyance, the grantee assumes and agrees to pay the mortgage executed by J. P. Surett to Ola B. Gilreath in the sum of \$725.00, dated May 16, 1941, recorded in the R. M. C. Office for Greenville County in Book of Mortgages 302 at page 145.

This is the same property conveyed to J. P. Surett by Mrs. George McClenaghan and J. H. Johnson by deed dated July 29, 1940, recorded in the R. M. C. Office for Greenville County, S. C., in Book of Deeds 224 at page 117. See also deed of Elizabeth J. Clenaghan and James H. Johnson to J. P. Surett dated October 10, 1941, recorded herewith.