

7. All that lot of land on the western side of North Main Street, being known and designated as Block M, beginning at a point at the southwestern intersection of North Main Street and West Avondale Drive and running thence along the western edge of West Avondale Drive in a curve to an iron pin at the joint corner of property of Piedmont Paint Company and property of Surety Mortgage Company on West Avondale Drive (which pin is 54.3 feet south of an iron pin at the joint corner of property of Alberta Aiken and property of Piedmont Paint Company, which latter pin is located on the western side of West Avondale Drive opposite the joint corner of lots 17 and 18 in Block G on plat of Northgate, revised by R. E. Dalton, 1939, and recorded in Plat Book M, Page 13, at the R. M. C. Office in the County of Greenville, State of South Carolina); thence north 85 -44 west 652 feet to a stake on the joint property line of the County of Greenville and Surety Mortgage Company; thence in a southwesterly direction with the joint line of Surety Mortgage Company and the County of Greenville for a distance of 170 feet to a point; thence in a southeasterly direction 336.7 feet to a point; thence in a southerly direction 130 feet to a point; thence in a southeasterly direction 322.2 feet to a point; thence in a southerly direction 270 feet to a point; turning thence in an easterly direction 407 feet to a point; thence 223.2 feet in an easterly direction to a point; thence 60 feet in an easterly direction to a point on the western side of North Main Street; thence in a northerly direction 270 feet more or less along the western side of Main Street to the point of beginning; as will more fully appear on a plat of Northgate, revised by R. E. Dalton, 1939, and recorded in Plat Book M, at Page 13 in the R. M. C. Office of the County of Greenville, State of South Carolina; together with all those rights and interests in and to a certain easement for a roadway reserved to the grantor, its successors and assigns in a deed of Surety Mortgage Company to Piedmont Paint Company, dated July 8, 1946, and recorded in R. M. C. Office of Greenville County in Deed Book 295 at Page 365.

8. All its right, title and interest in and to any and all lots, pieces or parcels of land now owned by Surety Mortgage Company.

All of the said parcels herein described are set over, transferred and conveyed to the grantee herein subject to the following building restrictions:

1. The property shall not be sold, rented or otherwise disposed of to persons other than of the Caucasian race.

2. No obnoxious or offensive trade shall be carried on on the property.

3. Lot 5, Block I on the western side of Morningdale Drive, Lot 19, Block K on the eastern side of Morningdale Drive, Lot 9, Block A on the southeastern side of Rutherford Road, and Lot 22, Block G on the eastern side of West Avondale Drive shall never, at any time, be re-cut or subdivided so as to face in any direction other than as shown on plat. No building shall ever be erected on said lots nearer than 40 feet to the present line of the street on which it faces. No building (other than outbuildings appurtenant to a dwelling) costing less than twice the cost of the lot shall be erected on said property. The said lots shall be used for residential purposes only, except this shall not apply to Section D on said plat.

4. Each subdivided lot as herein set forth is set over, transferred and conveyed subject to an easement of two (2) feet parallel to the rear line of said lots for the purpose of placing sewerage lines and telephone and electrical poles or cables for use of said lots and other lots in said subdivided area with the right of entry for the purpose of maintaining or repairing said utilities.

5. No building of a temporary structure shall be erected on the property for use as a residence.

TOGETHER with all and singular the Rights, Members, Hereditaments and Appurtenances to the said Premises belonging, or in anywise incident or appertaining.

TO HAVE AND TO HOLD all and singular the Premises before mentioned unto the grantee hereinabove named, and his Heirs and Assigns forever.