

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 Eleven Hundred and no/100 (\$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 Florence T. Poe, her heirs and assigns forever:

All that certain piece, parcel or lot of land situate, lying and being on the east side of West Avondale Drive near the City of Greenville, in the County of Greenville, State of South Carolina, known and designated as Lot No. 20 of Block G on plat of subdivision known as Northgate as shown by plat of C. M. Furman, Jr., Engineer, made June, 1926, and recorded in the R. M. C. Office for Greenville County, S. C., in Plat Book G, at pages 135 and 136, and having, according to said plat, the following metes and bounds, to-wit:

Beginning at an iron pin on the east side of West Avondale Drive, joint front corner of Lots No. 19 and 20 of Block G and running thence with the line of Lot No. 19 S. 74-40 E. 229.9 feet to an iron pin on the west side of a 12 foot alley; thence with the west side of said alley S. 15-20 W. 100 feet to an iron pin, joint rear corner of Lots No. 20 and 21; thence with the line of Lot No. 21, N. 74-40 W. 225.8 feet to an iron pin on the east side of West Avondale Drive; thence with the east side of said Drive N. 13-27 E. 100.6 feet to the beginning corner.

This is a portion of the property conveyed to Surety Mortgage Company by deed of Utopian Developing Company dated December 9, 1940, and recorded in the R. M. C. Office for Greenville County, S. C., in Deeds Volume 227 at page 130.

The said lot is sold subject to the following building restrictions:

(1) The property herein conveyed, or any part thereof, shall never be sold, rented or otherwise disposed of to any person having any percentage of negro blood.

(2) The said property shall not be used at any time for any business purpose, or for anything which would constitute a nuisance.

(3) The property herein conveyed shall never, at any time, be re-cut or subdivided so as to face in any other direction than as shown on the plat of the same.

(4) No building shall ever be erected upon said property nearer than 40 feet to the present line of the street upon which it faces.

(5) No buildings (other than outbuildings appurtenant to a dwelling) costing less than three times the cost of the lot shall be erected upon the said property.

(6) The said lot is sold subject to an easement of two (2) feet parallel with the rear line of said lot, for the purpose of placing sewerage lines, telephone and electric light poles or cables, for the use of said lot and other lots in said sub-division, with the right of entry for the purpose of erecting, renewing or repairing of said utilities.

State of South Carolina,

County of Greenville.

For value received, The Liberty Life Insurance Company, the owner and holder of that mortgage executed to it by Surety Mortgage Company for \$83,000.00, dated December 9, 1940, and recorded in the R. M. C. Office for Greenville County, S. C., in Mortgages Volume 297, at page 196, does hereby release and forever discharge from the lien of said mortgage the within described lot being Lot No. 20 of Block G, on plat recorded in the R. M. C. Office for Greenville County, S. C., in Plat Book G, at pages 135 and 136.

Executed at Greenville, S. C., this 1st day of April, 1941.

At the presence of:

F. D. Hunt

Helen Caldwell Rankins

The Liberty Life Insurance Company

W. Frank Hipp (L. S.)

President.

State of South Carolina,

County of Greenville.

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