

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 Eight Hundred Fifty and no/100 (\$850.00) 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 JAMES W. Curdts, his 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 known and designated as Lot No. 2 of Block B, on plat of property of Utopian Developing Company, known as "Northgate", as shown on plat of C. M. Furman, Jr., Engineer, made June, 1926, revised by R. E. Dalton, Engineer, May 1939, and having, according to said revised plat, the following metes and bounds, to-wit:-

Beginning at an iron pin on the West side of North Main Street, joint front corner of Lots Nos. 1 and 2, of Block B, said pin also being 100 feet North from the Northwest corner of the intersection of West Avondale Drive and North Main Street and running thence with the line of Lot No. 1, N. 64-10 W. 183.6 feet to an iron pin on the Northeast side of Arcadia Drive; thence with the Northeast side of Arcadia Drive N. 25-48 W. 28 feet to an iron pin in corner of Lot No. 19, of Block B; thence with the line of Lot No. 19 in a Northerly direction 30 feet to an iron pin joint rear corner of Lots Nos. 2 and 3 of Block B; thence with the line of Lot No. 3, S. 75-19 E. 200.6 feet to an iron pin on the West side of North Main Street; thence with the West side of North Main Street S. 12-45 W. 70 feet to the beginning corner.

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

- (1) No building shall be erected on said lot nearer than 50 feet to the front line of said lot.
- (2) Any dwelling erected on said property shall cost not less than \$4,000.00.
- (3) The said lot 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 the property.
- (6) No building of a temporary structure shall be erected on the property for use as a residence.
- (7) 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 given to it by Surety Mortgage Company for \$83,000.00, dated December 9, 1940, 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 Lot No. 2, Block B, on plat of "Northgate" and described in the within deed.

Executed at Greenville, S. C., this 5th day of May, 1941.

In the presence of:  
Sarah Dinkins  
Mary Burgard

The Liberty Life Insurance Company (L. S.)  
BY: W. Frank Hipp, President.



State of South Carolina,  
County of Greenville.

Personally appeared before me Sarah Dinkins and made oath that she saw W. Frank Hipp, as