

## 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 Twenty-Seven Hundred Fifty and no/100 (\$2,750.00) 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 Charles E. McKay, his heirs and assigns, forever:

All those certain pieces, parcels or lots of land situate, lying and being at the Southeast corner of the intersection of North Main Street and East Avondale Drive, near the City of Greenville, in the County of Greenville, State of South Carolina, being known as Lot No. 27 and 28, of Block H, on plat of Northgate Subdivision, revised by R. E. Dalton, Engineer, May 1939, recorded in the R. M. C. Office for Greenville County, S. C., in Plat Book M, at page 13, and having, according to said plat, the following metes and bounds, to-wit:

Beginning at an iron pin at the Southeast corner of the intersection of North Main Street and East Avondale Drive, and running thence with the East side of South Main Street, S. 15-20 W. 150 feet to an iron pin at joint front corner of Lots No. 26 and 27; thence with the line of Lot no. 26, S. 74-40 E. 200 feet to an iron pin; thence N. 15-20 E. 150 feet to an iron pin on the South side of East Avondale Drive; thence along the south side of East Avondale Drive, N. 74-40 W. 200 feet to the beginning corner.

This property is conveyed subject to the following restrictions and reservations:

- (1) No building shall be erected nearer than 50 feet to North Main Street.
- (2) No dwelling shall be erected on said lots costing less than \$6,000.00.
- (3) These lots shall be used for residential purposes only, except this shall not apply as to Section D on the plat above mentioned.
- (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 lots, 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.