

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 -THREE HUNDRED FORTY AND NO/100 (\$2340.00) 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 Betty Jamison Britt, her

Heirs and Assigns-

All those certain pieces, parcels or lots of land situate, lying and being on the West side of East Avondale Drive near the City of Greenville, in the County of Greenville, State of South Carolina, being known as Lots Nos. 30, 31 and 35 of Block H on plat of Northgate Subdivision revised by R. D. Dalton, Engineer, May, 1939, recorded in the RMC Office for Greenville County, S. C. in Plat Book M at page 13-

LOTS NOS. 30 and 31 of Block H being described together as follows:

BEGINNING at an iron pin on the West side of East Avondale Drive at joint front corner of Lots 29 and 30 of Block H and running thence with the line of Lot 29 in a Westerly direction 196.2 feet to an iron pin in the rear line of Lot 13; thence with the rear line of Lots 11, 12 and 13 in a Southerly direction 142.8 feet to an iron pin at joint rear corner of Lots 31 and 32; thence with line of Lot 32 in an Easterly direction 208.8 feet to an iron pin on the West side of East Avondale Drive; thence with West side of East Avondale Drive in a Northerly direction 143.2 feet to the beginning corner.

LOT NO. 35 of Block H being described as follows:

BEGINNING at an iron pin on the West side of East Avondale Drive at joint front corner of Lots 34 and 35 of Block H and running thence with line of Lot 34 in a Westerly direction 227.6 feet to an iron pin in rear line of Lot No. 7; thence along the rear line of Lot 7 in a Southerly direction 71.4 feet to an iron pin at joint rear corner of Lots Nos. 21 and 35; thence with line of Lot 21 in an Easterly direction 233.9 feet to an iron pin on the West side of E. Avondale Drive in a Northerly direction 71.6 feet to the beginning corner.

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

- (1) No building shall be erected nearer than 40 feet to East Avondale Drive.
- (2) No dwelling shall be erected on said lots costing less than \$4,000.00
- (3) These lots shall be used for residential purposes only, except this shall not apply to Section D on 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 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.

The grantor agrees to pay the 1945 State and County taxes.