

TITLE TO REAL ESTATE

78.2
15.6
62.6

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 EIGHTEEN HUNDRED FIFTY and no/100 (\$1850.00) 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 Carl E. Epting and Carolyn W. Epting, their heirs and assigns:

All those certain pieces, parcels or lots 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 as the south 31.2 feet of Lot No. 27 and the north 62.6 feet of Lot No. 8 of Block G, as shown on revised plat of Northgate Subdivision made by R. E. Dalton, Engineer, May, 1939, recorded in the R. M. C. office for Greenville County, S. C., in Plat Book M, page 13, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the west side of North Main Street in the front line of Lot No. 27 of Block G, said pin being 47 feet south from the joint front corner of Lots No. 27 and 28, and running thence in a westerly direction along line of property heretofore conveyed to Luttrell 197.3 feet to an iron pin on the east side of an alley, said pin being 47 feet south from the joint rear corner of Lots No. 27 and 28; thence along the east side of said alley in a southerly direction 93.8 feet to an iron pin, said pin being 15.6 feet north from the joint rear corner of Lots No. 7 and 8; thence along line of property this day conveyed by the grantor to J. Bruce Cheatham and Margaret T. Cheatham in an easterly direction 197.3 feet to an iron pin in the front line of Lot No. 8 on the west side of North Main Street, said pin being 15.6 feet north from the joint front corner of Lots No. 7 and 8; thence along the west side of North Main Street in a northerly direction 93.8 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.

The grantor agrees to apy the 1945 State and County taxes on the above property.

STATE OF SOUTH CAROLINA,)
COUNTY OF GREENVILLE.)

FOR VALUE RECEIVED, Surety Life Insurance Company, the owner and holder of that mortgage given to The Liberty Life Insurance Company by Surety Mortgage Company for Eighty-Three Thousand (\$83,000.00) Dollars, on 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 the within described property from the lien of its said mortgage.

IN WITNESS WHEREOF the said corporation has caused this Release to be signed by its duly authorized officers and its corporate seal to be hereunto affixed this 26th day of July, 1945.

(OVER)