

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 Seventeen Hundred Twenty-five and no/100 (\$1725.00) 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

Frances W. McKinney and Lillian B. McKinney, their heirs and Assigns-

All those certain pieces, parcels or lots of land situate, lying and being on the East side of East Avondale Drive near the City of Greenville, in the County of Greenville, State of South Carolina, being shown as Lots 13, 14 and 15 of Block K on plat of Northgate Subdivision revised by R. E. Dalton, Engineer, May, 1939, recorded in the RMC Office for Greenville County, S. C., in Plat Book M at page 13, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the East side of East Avondale Drive at joint front corner of Lots 12 and 13 of Block K and running thence with the line of Lot No. 12 in an Easterly direction 257 feet to an iron pin; thence along the rear line of Lots 13, 14 and 15 in a Southernly direction 191.3 feet to an iron pin at joint rear corner of Lots 15 and 16; thence with line of Lot 16 in a Westerly direction 275.4 feet to an iron pin on the East side of East Avondale Drive; thence with the East side of East Avondale Drive in a Northerly direction 240 feet to the beginning corner.

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

- (1) No building shall be erected near than 40 feet to East Avondale Drive.
- (2) No dwelling shall be erected on said lots costing less than \$3,000.00.
- (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.

Grantor agrees to pay the 1945 State and County Taxes.