

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 Eleven Hundred (\$1100.00) 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

J. Henry Stroud, his heirs and assigns:

All those certain pieces, parcels or lots of land situate, lying and being at the southeast corner of the intersection of Arcadia Drive and the old National Highway leading from Greenville to Spartanburg, near the City of Greenville, in the County of Greenville, State of South Carolina, being shown as Lots No. 7 and 8 of Block A 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 M, page 13, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin at the southwest corner of said old National Highway leading from Greenville to Spartanburg, S. C., and Arcadia Drive, and running thence along the south side of said Highway in a southwesterly direction 140 feet to an iron pin at joint front corner of Lots No. 8 and 9 of Block A; thence along the line of Lot No. 9 in a southeasterly direction 175 feet to an iron pin in line of Lot No. 6; thence with the line of Lot No. 6 in an easterly direction 130.5 feet to an iron pin on the west side of Arcadia Drive, joint corner of Lots No. 6 and 7; thence along the west side of Arcadia Drive in a northerly direction 175.2 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 the line of Arcadia Drive or the old National Highway, and a residence may be constructed on said lots facing Arcadia Drive.
2. No dwelling shall be erected on said lots costing less than \$3500.00.
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 pay the 1945 State and County taxes.

STATE OF SOUTH CAROLINA,)
COUNTY OF GREENVILLE.) RELEASE

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 Mortgage Volume 297, 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 17th day of September, 1945.

(OVER)