

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 One Thousand Two Hundred Fifty (\$1,250.00) 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 JACK T. WELCH, His Heirs and

Assigns Forever:

All that certain piece, parcel or lot of land situate, lying and being on the East side of West Avondale Drive, near the City of Greenville, in the County of Greenville, State of South Carolina, being shown as Lot 18 of Block G 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 on the East side of West Avondale Drive at joint front corner of Lots 17 and 18 of Block G, and running thence with the line of Lot 17 in an Easterly direction 210 feet to an iron pin on the West side of an alley; thence with the West side of said alley in a Southerly direction 100 feet to an iron pin at joint rear corner of Lots 18 and 19; thence with the line of Lot 19 in a Westerly direction 218 feet to an iron pin on the East side of West Avondale Drive; thence with the East side of West Avondale Drive in a Northerly direction 101.2 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 West Avondale Drive.
- (2) No dwelling shall be erected on said lot costing less than \$6,000.00.
- (3) This lot 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 lot, 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.