

TITLE TO REAL ESTATE

KEYS PRINTING CO., GREENVILLE, S. C.

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 & No/100ths (\$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 Paul J. Oeland, His Heirs and Assigns, Forever:-

All those certain pieces, parcels or lots of land situate, lying and being on the Old National Highway between Greenville and Spartanburg (sometimes referred to as the Camp Road) near the City of Greenville, in the County of Greenville, State of South Carolina, being shown as Lots 13 and 14 of Block "B" on a 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 at the point where the Northeast side of Arcadia Drive intersects with the Southeast side of Old National Highway and running thence in a Northeasterly direction with said Highway, 150 feet to an iron pin at joint front corner of Lots 12 and 13 of Block "B"; thence with the line of Lot 12 in a Southeasterly direction, 179.3 feet to an iron pin in line of Lot 15; thence with the line of Lot 15 running with the center of a 10 ft. alley in a Southwesterly direction, 160 feet to an iron pin on the Northeast side of Arcadia Drive; thence with the Northeast side of Arcadia Drive in a Northwesterly direction 165.7 feet to the beginning corner.

The rear 5 feet of the above lots is included within the boundary of a 10ft. alley as shown on the Plat above mentioned and this conveyance is made subject to said alley in so far as it affects the above described property.

This property is conveyed subject to the restrictions and reservations hereinafter set forth.

- (1) No building shall be erected nearer than 40 feet to the front line of lot on Arcadia Drive.
- (2) No dwelling shall be erected on said property costing less than \$3,000.00.
- (3) The said lots shall be used for residential purposes only, except this shall not apply to Section D on said plat.
- (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.