

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 Two Thousand (\$2,000.00) ----- 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 Joe H. Britt, his Heirs and Assigns, forever:

All that certain piece, parcel or lot of land situate, lying and being at the Southwest corner of the intersection of North Main Street and West Avondale Drive, near the City of Greenville in the County of Greenville, State of South Carolina, and being shown as Lot #13 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", 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 the intersection of North Main Street and West Avondale Drive and running thence with the West side of North Main Street in a Southerly direction 100 feet to an iron pin at corner of Lot #12; thence with the line of Lot #12 in a Westerly direction 197.3 feet to an iron pin on the East side of an Alley; thence with the East side of said Alley in a Northerly direction 93.6 feet to an iron pin on the South side of West Avondale Drive; thence with the South side of West Avondale Drive in an Easterly direction 198.1 feet to the beginning corner.

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

(1) No building shall be erected nearer than 50 feet to the front line of lot on North Main Street.

(2) No dwelling shall be erected on said property costing less than \$6,000.00.

(3) The said lot shall be used for residential purposes only.

(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.