

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 One Thousand Eight Hundred Ninety Four (\$1894.00) - - - - - 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 Piedmont Paint Manufacturing Company, its successors and assigns, forever:

All that certain piece, parcel or lot of land situate, lying and being on the West side of West Avondale Drive, near the City of Greenville in the County of Greenville, State of South Carolina, and being a portion of the unplatted area shown on Plat of property of Northgate, made by C. M. Furman, Jr., June, 1926, revised by R. E. Dalton, May, 1939, recorded in the R. M. C. Office for Greenville County, in Plat Book "M", Page 13, and having, according to a recent survey made by Dalton & Neves, Engineers, June, 1946, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the West side of West Avondale Drive at corner of property recently conveyed by Surety Mortgage Company to Aiken and running thence with said Aiken line, N. 85-44 W. 302 feet to an iron pin; thence N. 24-15 E. 128 feet to an iron pin; thence N. 5-0 E. 93.1 feet to an iron pin; thence N. 1-07 E. 138.7 feet to an iron pin; thence N. 85-00 W. 6 feet to a stone; thence S. 48-10 W. 233.5 feet to a stone; thence S. 48-30 W. 335 feet to a stake; thence S. 85-44 E. 652 feet to an iron pin on the West side of West Avondale Drive; thence with the West side of West Avondale Drive, N. 21-10 E. 54.3 feet to the beginning corner.

The Grantor reserves to itself, its successors and assigns the right and easement to open a road-way or Street 40 feet in width along the entire Northwestern boundary of the said property above described for the purpose of ingress and egress to other land belonging to the Grantor which is adjacent to and South of the said property hereinabove described; and the Grantor releases any right it may have to open the proposed road through the above described property, as shown on the recorded plat. 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 West Avondale Drive.

(2) No dwelling shall be erected on said property costing less than \$4000.00.

(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 others 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.  
The Grantor agrees to pay the 1946 taxes.

See Plat Book 509 Page 269