

State of South Carolina,

OCT 3 4 12 PM 1947

County of GREENVILLE

OLLIE FARNSWORTH
R. M. C.



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, S. C.
in the State of South Carolina, for and in consideration of the
sum of Six Hundred and No/100 (\$600.00) - - - - - dollars,

to it in hand duly paid at and before the sealing and delivery of these presents by the grantee(s) herein-
after 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. J. BOYD, his Heirs and
Assigns, forever:

All that certain piece, parcel or lot of land situate,
lying and being on the East side of North Main Street, near the
City of Greenville, in the County of Greenville, State of South
Carolina, being known and designated as the South 40 feet of Lot
No. 2, Block H, on plat of Northgate, revised by R. E. Dalton
May 1939, and 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 North Main
Street, at joint front corner of Lots No. 1 and 2, of Block H,
said pin also being 81.3 feet North from the Northeast corner of
the intersection of North Main Street and East Avondale Drive,
and running thence with the line of Lot No. 1 in an Easterly
direction 200 feet to an iron pin; thence with the line of Lot
No. 25, in a Northerly direction 40 feet to an iron pin;
thence along a new line through Lot No. 2, being at all points
parallel with and 40 feet North from the joint line of Lots No.
1 and 2, 200 feet in a Westerly direction to an iron pin on the
East side of North Main Street; thence along the East side of
North Main Street in a Southerly direction 40 feet to the beginning
corner.

This property is conveyed subject to the following restric-
tions and reservations:-

- (1) No building shall be erected nearer than 50 feet to
North Main Street.
- (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