

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 SIX HUNDRED FIFTY AND NO/100 (\$650.00) 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 MARCUS W. HANNA, his heirs and assigns forever:-

All that certain piece, parcel or lot of land situate, lying and being on the East side of East Avondale Drive, near the City of Greenville, in the County of Greenville, State of South Carolina, known as Lot No. 12 of Block K on plat of Northgate Subdivision, revised by R. E. Dalton 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 East Avondale Drive at joint front corner of Lots Nos. 11 and 12 of Block K and running thence with the line of Lot No. 11 in an Easterly direction 247.4 feet to an iron pin; thence along the rear line of Lot No. 12 in a Southerly direction 70.65 feet to an iron pin at joint rear corner of Lots Nos. 12 and 13; thence with the line of Lot No. 13 in a Westerly direction 257 feet to an iron pin on the East side of East Avondale Drive; thence with the East side of East Avondale Drive in a Northerly direction 70 feet to the beginning corner.

This property is conveyed subject to the following restrictions and reservations:

- (1) No building shall be erected near than 40 feet to East Avondale Drive.
- (2) No dwelling shall be erected on said lot costing less than \$3,000.00.
- (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.

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE) RELEASE

FOR VALUE RECEIVED, Surety Life Insurance Company, the owner and holder of that mortgage given to The Liberty Life Insurance Company by Surety Mortgage Company for Eighty-Three Thousand (\$83,000.00) Dollars, on December 9th, 1940, recorded in the R. M. C. Office for Greenville County, S. C. in Mortgages Volume 297 at page 196, does hereby release and forever discharge the within described property from the lien of its said mortgage.

IN WITNESS WHEREOF the said corporation has caused this Release to be signed by its duly authorized officers and its corporate seal to be hereunto affixed this 16th day of May, 1945.

In the presence of:
R. A. Wiggers
Wm. P. Anderson

SURETY LIFE INSURANCE COMPANY (LS)
(Name formerly The Liberty Life Insurance Company)
By Herman N. Hipp,
President

And Francis M. Hipp
Vice President & Treasurer