

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 Seven Hundred Fifty (\$750.00) 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 George Ross, Jr., his Heirs and assigns, forever:-

All that certain piece, parcel or lot of land situate lying and being on the East side of Arcadia Drive, near the City of Greenville, in the County of Greenville, State Carolina, being shown as Lot #15 of Block "B" 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 on the East side of Arcadia Drive in the center of a 10 foot alley, said pin also being at the joint corner of Lots 14 and 15 of Block "B" and running thence with the East side of Arcadia Drive S. 25-48 E. 75 feet to an iron pin at corner of Lot 16; thence with the line of Lot 16 in an easterly direction 230 feet to an iron pin at joint rear corner of Lots 15, 16, 20 and 21; thence with the rear line of Lots 21 and 22 in a northerly direction 112 feet to an iron pin in the center of a 10 foot alley; thence with the center of said alley in a westerly direction and along the rear line of Lots 11, 12, 13 and 14 294.8 feet to an iron pin on the East side of Arcadia Drive, the beginning corner.

The recorded plat shows a 10 foot alley running along the northern edge of the above described lot. 5 feet of said lot being included within the boundary of said alley, and this conveyance is made subject to said alley insofar as it effects this lot.

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 \$3500.00.

(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.

Grantee is to pay 1946 taxes.