

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

KNOW ALL MEN BY THESE PRESENTS, That The Peoples National Bank of Greenville, South Carolina, as Trustee,

a corporation chartered under the laws of the United States, and having its principal place of business at Greenville in the State of South Carolina for and in consideration of the sum of Sixty Five Hundred (\$6,500.00) DOLLARS

to in hand duly paid it and before the sealing and delivery of these presents by the grantee 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

Mary S. Lee:-

All that parcel, piece, or lot of land with the buildings and improvements thereon, situate, lying and being in the subdivision known as "Northgate", lying and being in Greenville Township, Greenville County, State aforesaid, and being known and designated as Lot 18 of Block "B", of the lands of the Utopian Developing Company, as per plat of C. M. Purman, Jr., C. E., made June, 1928, said plat being recorded in the R. M. C. office for Greenville County in Volume "G", at pages 135-136.

This conveyance is made subject to the following building restrictions:

- (1) The property herein conveyed, or any part thereof, shall never be sold, rented or otherwise disposed of to any person having any percentage of negro blood.
- (2) The said property shall not be used at any time for any business purpose, or for anything which would constitute a nuisance.
- (3) The property herein conveyed shall never, at any time, be recut or subdivided so as to face in any other direction than as shown on the plat of the same.
- (4) No building shall ever be erected upon said property nearer than 40 feet to the present line of the street upon which it faces.
- (5) No building (other than outbuildings appurtenant to a dwelling) costing less than twice the cost of the lot shall be erected upon the said property.
- (6) The said lot is sold subject to an easement of two feet parallel with the rear line of said lot, for the purpose of placing sewerage lines, telephone and electric light poles or cables, for the use of said lot and other lots in said subdivision, with the right of entry for the purpose of erecting, renewing or repairing of said utilities.

This deed is made pursuant to authority vested in the grantor in the deed of E. L. Jones, et al to the grantor, dated June 15, 1931, and recorded in the office of R. M. C. for Greenville County, in deed Book 128, at page 494.

As a part of the consideration for this conveyance, the grantee assumes and agrees to pay the balance of \$4322.50, on the mortgage originally for \$4750.00 by Hicks Jones to the South Carolina Security Company, dated June 24, 1929, and recorded in said office in Mortgage Book 209, at page 25; and also the sum of \$1677.50 on the mortgage by Hicks Jones to Utopian Developing Company for \$2500.00 dated April 18, 1929, and recorded in said office in Mortgage Book 181, at page 126, which mortgage has been assigned to Peoples National Bank, of Greenville S. C. as Trustee for Utopian Developing Company. The mortgage given to South Carolina Security Company has been assigned to the Metropolitan Life Insurance Company.

TOGETHER with, all and singular, the rights, members, hereditaments and appurtenances to the said premises belonging or in anywise incident or appertaining TO HAVE AND TO HOLD, all and singular, the premises before mentioned unto the grantee hereinafter named, and her heirs and assigns forever.

And the said granting corporation does hereby bind itself and its successors to warrant and forever defend all and singular the said premises unto the grantee hereinabove named, and her heirs and assigns, and against every person whomsoever lawfully claiming or to claim the same or any part thereof, under or through it.

In witness whereof the said granting corporation has caused its corporate seal to be hereunto affixed and these presents to be subscribed by its duly authorized officers W. C. Beacham, as President and T. G. Davis, as Cashier on this the 30th day of June, in the year of our Lord one thousand nine hundred and thirty one and in the one hundred and fiftieth 55th year of the Sovereignty and Independence of the United States of America.

Signed, Sealed and Delivered in the Presence of
Kate Thomason }
Frank Perry }
Peoples National Bank of Greenville, S. C., as Trustee (L.S.)
Wm. C. Beacham, President.
T. G. Davis, Cashier.



S.C. Revenue Stamps Cancelled, \$ 1 and 00 cents.

STATE OF SOUTH CAROLINA,

County of Greenville.

Personally appeared before me Kate Thomason and made oath that she saw the within named Peoples National Bank, of Greenville, S. C., as Trustee by its duly authorized officers, W. C. Beacham, as President and T. G. Davis, as Cashier, sign, seal with its corporate seal, and as the act and deed of said corporation deliver the within written deed, and that she with Frank Perry witnessed the execution thereof.

SWORN to before me, this 30th day of June, A. D. 1931
Thos. W. Edwards, (SEAL)
Notary Public for South Carolina.

Recorded July 7th 1931, at 5:00 o'clock, P. M.

END OF DEED