

THE STATE OF SOUTH CAROLINA,

COUNTY OF GREENVILLE.

KNOW ALL MEN BY THESE PRESENTS, That

Utopian Developing 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 and in consideration of the sum of Ten (\$10.00) Dollars and other valuable considerations

to it in hand duly paid at 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 Halcyon Spigener

attinson: all that piece parcel or lot of land, city, estate, lying and being in the State of South Carolina, County of Greenville, on the North side of West Arundale Street, outside the corporate limits of the City of Greenville, being shown and designated as Lot No. 17 of Block No. 1 in a subdivision upon a plat of a portion of C.M. Truman, Jr., Co., made June 1, 1926, and amended November 19, 1927, which said plat with amendment thereto is recorded in the R.M.C. Office for Greenville County in Plat Book 9 at pages 135-136, and having according to a plat thereof prepared by C.M. Truman, Jr., Co., September 27, 1928, the following metes and bounds, to-wit: Beginning at an iron pin on the North side of West Arundale Street, joint corner of Lots nos. 1 and 17, which said iron pin is 152.2 feet East of the side of said West Arundale Street 5.71° 19' 10" West to an iron pin joint corner of Lots nos. 16 and 17, thence along the joint line of Lots nos. 16 and 17 71° 12' 00" E. 155.2 feet to an iron pin; thence N. 24° 00' E. 88.2 feet to an iron pin in line of Lots nos. 1 and 17, thence along the line of said Lots nos. 1 and 17, S. 16° 59' 16" 134.7 feet to the point of beginning.

The said lot is sold subject to the following building restrictions: 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. The said property shall not be used at any time for any business purpose or for anything which would constitute a nuisance. The property herein conveyed shall never at any time be used or subdivided so as to place in any other direction than as shown on the plat of the same.

No building shall ever be created upon said property nearer than 40 feet to the present line of the street upon which it faces. No buildings (other than outbuildings appurtenant to a dwelling) costing less than three times the cost of the lot shall be erected upon the said property.

The said lot is sold subject to an easement of ten (2) feet grace with the rear line of said lot for the purpose of placing sewerage lines, telephone and electric high poles, log cables, for the use of said lot and other lots in said subdivision, with the 'Next Page'

right of entry for the purpose of erecting, renewing or repairing said utilities. State of South Carolina, County of Greenville, Release

In pursuance of the terms of a mortgage executed by Utopian Developing Company to the Peoples National Bank of Greenville, S.C., as trustee, bearing date of November 1, 1926, recorded in R.M.C. Office for Greenville County, in Volume 154, page 224, and in consideration of the sum of Ten (\$10.00) Dollars and other valuable considerations, we have paid the lot described in the within deed, to-wit: Lot No. 17, Block 1, is hereby released from the lien of said mortgage.

Executed at Greenville, S.C. this 25th day of September, 1928. In the presence of: The Peoples National Bank of Greenville, S.C., as trustee, H.B. Perry, President.

Personally appeared before me, H.B. Perry, and made oath that he saw H.C. Beattie as President of the Peoples National Bank of Greenville, S.C., as trustee, a corporation chartered under the laws of the United States of America, sign, seal, with its corporate seal, and as the act and deed of said corporation deliver the within written release, and that he saw Halcyon Spigener, Jr., witness the execution thereof, and that he saw Halcyon Spigener, Jr., witness the execution thereof, and that he saw Halcyon Spigener, Jr., witness the execution thereof, and that he saw Halcyon Spigener, Jr., witness the execution thereof.

TO HAVE AND TO HOLD, all and singular, the premises before mentioned unto the grantee hereinafter named, and 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 hereinafter named, and heirs and assigns, against itself and its successors, and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

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 on this 25th day of September in the year of our Lord one thousand nine hundred and twenty-eight and in the one hundred and fifty-third year of the Sovereignty and Independence of the United States of America.

Signed, Sealed and Delivered in the Presence of: Boyd B. Ray, H.C. Beattie, Utopian Developing Company, H.F. Henderson, President, Geo. W. Long, Treasurer. S. C. Revenue Stamps Cancelled, \$ 6.00 cents.

STATE OF SOUTH CAROLINA, County of Greenville, PERSONALLY appeared before me Boyd B. Ray, and made oath that he saw H.F. Henderson, as President, and Geo. W. Long, as Treasurer, of Utopian Developing Company, a corporation chartered under the laws of the State of South Carolina, sign, seal with its corporate seal, and as the act and deed of said corporation deliver the within written deed, and that H.C. Beattie, witnessed the execution thereof.

SWORN to before me this 18th day of October, A. D. 1928, H.C. Beattie, Notary Public for South Carolina. Recorded October 20th 1928 at 1:00 o'clock P.M.

END of Document