

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, for and in consideration of the sum of One thousand and no/100 DOLLARS, 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 S. S. Neuse

All that certain piece, parcel or lot of land situate in the sub-division known as "Northgate," lying and being in Greenville Township, Greenville County, State aforesaid, and being known and designated as Lot No. 10 of Block A of the lands of the UTOPIAN DEVELOPING COMPANY, as per plat of C. M. Furman, Jr., C. E., made June, 1926, said plat being recorded in R. M. C. Office for Greenville County in Volume "G," pages 135-136. Reference may be had to said plat for description of said lot by metes and bounds.

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 re-cut or sub-divided so as to face in any other direction than as shown on the plat of the same.

No building shall ever be erected 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 twice the cost of the lot shall be erected upon the said property.

The said lot is sold subject to an easement of two (2) 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 sub-division, with the right of entry for the purpose of erecting, renewing or repairing of said utilities.

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 his 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 his 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 the 6th day of October in the year of our Lord one thousand nine hundred and thirty-four and in the one hundred and fifty fourth year of the Sovereignty and Independence of the United States of America.

Signed, Sealed and Delivered in the Presence of J. B. Serry Ernest Patton } UTOPIAN DEVELOPING COMPANY  
W. J. Henderson President  
J. S. Reading Treasurer  
S. C. Stamps \$2 and 00 cents.  
U. S. Stamps \$1.00

THE STATE OF SOUTH CAROLINA, County of Greenville. PERSONALLY appeared before me Ernest Patton and made oath that W. J. Henderson as President and J. S. Reading 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 J. B. Serry witnessed the execution thereof.

Sworn to before me this 6th day of October A. D., 1934  
J. B. Serry (Seal) Notary Public for South Carolina. Ernest Patton

Deed Recorded Sept. 24 1934 at 12:15 o'clock P. M.

THE STATE OF SOUTH CAROLINA, ) RELEASE  
County of Greenville.

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 November 1, 1926, recorded in R. M. C. Office for Greenville County in Volume 154, page 224, and in consideration of the sum of One thousand and no/100 DOLLARS in hand paid, the lot described in the within deed, to-wit: Lot No. 10 Block A

is hereby released from the lien of said mortgage. Executed at Greenville, S. C., this 6th day of October 1934

In the presence of: Dorothea B. Hill THE PEOPLES NATIONAL BANK OF GREENVILLE, S. C., AS TRUSTEE (LS)  
A. I. Bryant By J. C. Hopkins President  
Asst. Cashier

THE STATE OF SOUTH CAROLINA, )  
County of Greenville.

PERSONALLY appeared before me Dorothea B. Hill and made oath that J. C. Hopkins as Asst. Cashier 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 A. I. Bryant witnessed the execution thereof.

Sworn to before me, this 30 day of August A. D., 1935  
Thos. W. Edwards (Seal) Notary Public for South Carolina. Dorothea B. Hill

Release Recorded Sept. 24 1934 at 12:15 o'clock P. M.

END OF Doc.

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, for and in consideration of the sum of Five hundred and no/100 DOLLARS, 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 Francis M. Hipp

All that certain piece, parcel or lot of land situate in the sub-division known as "Northgate," lying and being in Greenville Township, Greenville County, State aforesaid, and being known and designated as Lot No. 23 of Block G of the lands of the UTOPIAN DEVELOPING COMPANY, as per plat of C. M. Furman, Jr., C. E., made June, 1926, said plat being recorded in R. M. C. Office for Greenville County in Volume "G," pages 135-136. Reference may be had to said plat for description of said lot by metes and bounds.

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 re-cut or sub-divided so as to face in any other direction than as shown on the plat of the same.

No building shall ever be erected 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 twice the cost of the lot shall be erected upon the said property.

The said lot is sold subject to an easement of two (2) 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 sub-division, with the right of entry for the purpose of erecting, renewing or repairing of said utilities.

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 his 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 his 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 the 2nd day of March in the year of our Lord one thousand nine hundred and thirty-six and in the one hundred and sixtieth year of the Sovereignty and Independence of the United States of America.

Signed, Sealed and Delivered in the Presence of Emily I. Wallace and Marguerite Acker } UTOPIAN DEVELOPING COMPANY  
By W. Frank Hipp President  
R. I. Bryant Treasurer  
S. C. Stamps \$1 and 00 cents.  
U. S. Stamps \$0.50

THE STATE OF SOUTH CAROLINA, County of Greenville. PERSONALLY appeared before me Emily I. Wallace and made oath that W. Frank Hipp as President and R. I. Bryant 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 Marguerite Acker witnessed the execution thereof.

Sworn to before me this 2nd day of March A. D., 1936  
of George C. Bailey (Seal) Notary Public for South Carolina. Emily I. Wallace

Deed Recorded March 4th 1936 at 1:55 o'clock P. M.

THE STATE OF SOUTH CAROLINA, ) RELEASE  
County of Greenville.

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 November 1, 1926, recorded in R. M. C. Office for Greenville County in Volume 154, page 224, and in consideration of the sum of One thousand and no/100 DOLLARS in hand paid, the lot described in the within deed, to-wit: Lot No. 23 Block G

is hereby released from the lien of said mortgage. Executed at Greenville, S. C., this 3rd day of March 1936

In the presence of: Thomas Edwards THE PEOPLES NATIONAL BANK OF GREENVILLE, S. C., AS TRUSTEE (LS)  
Dorothea B. Hill By J. C. Hopkins Cashier  
Wm. C. Beacham President

THE STATE OF SOUTH CAROLINA, )  
County of Greenville.

PERSONALLY appeared before me Thomas Edwards and made oath that J. C. Hopkins as Cashier and W. C. Beacham 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 Dorothea B. Hill witnessed the execution thereof.

Sworn to before me, this 2nd day of March A. D., 1936  
Dorothea B. Hill (Seal) Notary Public for South Carolina. Thomas Edwards

Release Recorded March 4th 1936 at 1:55 o'clock P. M.

END OF Doc.