

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 Two Hundred and Fifty (\$250.00) DOLLARS, to it in hand duly paid at and before the sealing and delivery of these presents by the grantee...

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. 7 of Block 9 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.

The said lot is sold subject to the following conditions and 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 hereinabove 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, 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 twelfth day of January in the year of our Lord one thousand nine hundred and thirty-eight and in the one hundred and sixty-second year of the Sovereignty and Independence of the United States of America.

Signed, Sealed and Delivered in the Presence of UTOPIAN DEVELOPING COMPANY By W. Frank Hepp President and R. L. Bryant Treasurer S. C. Stamps \$3 and 00 cents. U. S. Stamps \$1.50

THE STATE OF SOUTH CAROLINA, County of Greenville. PERSONALLY appeared before me Edith Henderson and made oath that she saw W. Frank Hepp as President and R. L. 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 she with Frances West witnessed the execution thereof.

Sworn to before me this 17th day of January A. D. 1938 Robert R. Scales, Jr. Notary Public for South Carolina. Edith Henderson

Deed Recorded Jan 20 1938 at 9:22 o'clock a. M.

THE 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 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. 7 Block 9 is hereby released from the lien of said mortgage.

Executed at Greenville, S. C., this 18th day of January 1938. In the presence of: Ben Strammell and Dorothea B. Hill THE PEOPLES NATIONAL BANK OF GREENVILLE, S. C., AS TRUSTEE (LS) By M. A. Sams, Jr. and and Barber President.

THE STATE OF SOUTH CAROLINA, County of Greenville. PERSONALLY appeared before me Ben Strammell and made oath that he saw M. A. Sams, Jr. as Asst. Cashier 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 with Dorothea B. Hill witnessed the execution thereof.

Sworn to before me, this eighteenth day of January A. D. 1938 Dorothea B. Hill Notary Public for South Carolina (Seal) Ben Strammell

Release Recorded Jan 20 1938 at 9:22 o'clock a. 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 (\$500.00) DOLLARS, to it in hand duly paid at and before the sealing and delivery of these presents by the grantee...

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. 1 of Block 1 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.

The said lot is sold subject to the following conditions and 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 hereinabove 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, 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 5th day of July in the year of our Lord one thousand nine hundred and thirty-eight and in the one hundred and sixty-fourth year of the Sovereignty and Independence of the United States of America.

Signed, Sealed and Delivered in the Presence of UTOPIAN DEVELOPING COMPANY By W. Frank Hepp President and R. L. Bryant Treasurer S. C. Stamps \$3 and 00 cents. U. S. Stamps \$1.50

THE STATE OF SOUTH CAROLINA, County of Greenville. PERSONALLY appeared before me Mary Burgard and made oath that she saw W. Frank Hepp as President and R. L. 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 she with Robert R. Scales, Jr. witnessed the execution thereof.

Sworn to before me this 5th day of July A. D. 1938 Robert R. Scales, Jr. Notary Public for South Carolina. Mary Burgard

Deed Recorded July 15th 1938 at 11:45 o'clock a. M.

THE 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 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. 7 Block 9 is hereby released from the lien of said mortgage.

Executed at Greenville, S. C., this 18th day of January 1938. In the presence of: Ben Strammell and Dorothea B. Hill THE PEOPLES NATIONAL BANK OF GREENVILLE, S. C., AS TRUSTEE (LS) By M. A. Sams, Jr. and and Barber President.

THE STATE OF SOUTH CAROLINA, County of Greenville. PERSONALLY appeared before me Ben Strammell and made oath that he saw M. A. Sams, Jr. as Asst. Cashier 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 with Dorothea B. Hill witnessed the execution thereof.

Sworn to before me, this eighteenth day of January A. D. 1938 Dorothea B. Hill Notary Public for South Carolina (Seal) Ben Strammell

Release Recorded Jan 20 1938 at 9:22 o'clock a. M.

END OF Doc.

(# 9037) for Release from E. M. See Best Book 188 page 436.