

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 Eleven Hundred (\$1100.00) 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. One of Block B 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 conditions and limitations: 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 forty 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 14th day of November in the year of our Lord one thousand nine hundred and forty and in the one hundred and fifty-sixth 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 Higgs President and A. I. Bryant Treasurer. S. C. Stamps \$ 3 and 00 cents. U. S. Stamps \$ 1.65



THE STATE OF SOUTH CAROLINA, County of Greenville.

PERSONALLY appeared before me Wm. P. Anderson and made oath that W. Frank Higgs as President and A. 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 Helen Caldwell witnessed the execution thereof.

Sworn to before me this 14th day of November A. D. 1944. Robert R. Seale Jr. Notary Public for South Carolina. Wm. P. Anderson

Deed Recorded Jan 3rd 1941 at 3:30 o'clock P. 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 Five and 35/100 DOLLARS in hand paid, the lot described in the within deed, to-wit: Lot No. 1 Block B is hereby released from the lien of said mortgage.

Executed at Greenville, S. C., this 18th day of November 1940. In the presence of: Charles O. Milford Jr. and Dorothy B. Hill. THE PEOPLES NATIONAL BANK OF GREENVILLE, S. C., AS TRUSTEE (LS) By J. C. Hopkins President.

THE STATE OF SOUTH CAROLINA, County of Greenville. PERSONALLY appeared before me Charles O. Milford Jr. and made oath that J. C. Hopkins as Trust Officer 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 Dorothy B. Hill witnessed the execution thereof.

Sworn to before me, this 18th day of November A. D. 1940. Dorothy B. Hill Notary Public for South Carolina. Charles O. Milford Jr.

Release Recorded Jan 3rd 1941 at 3:30 o'clock P. M.

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 \_\_\_\_\_ 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. \_\_\_\_\_ of Block \_\_\_\_\_ 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 conditions and limitations: 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 \_\_\_\_\_ 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 \_\_\_\_\_ 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 \_\_\_\_\_ 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 \_\_\_\_\_ day of \_\_\_\_\_ in the year of our Lord one thousand nine hundred and \_\_\_\_\_ and in the one hundred and fifty \_\_\_\_\_ year of the Sovereignty and Independence of the United States of America.

Signed, Sealed and Delivered in the Presence of UTOPIAN DEVELOPING COMPANY By \_\_\_\_\_ and \_\_\_\_\_ President and Treasurer. S. C. Stamps \$ \_\_\_\_\_ and \_\_\_\_\_ cents.

THE STATE OF SOUTH CAROLINA, County of Greenville.

PERSONALLY appeared before me \_\_\_\_\_ and made oath that \_\_\_\_\_ as \_\_\_\_\_ and \_\_\_\_\_ as \_\_\_\_\_ 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 \_\_\_\_\_ witnessed the execution thereof.

Sworn to before me this \_\_\_\_\_ day of \_\_\_\_\_ A. D. 192\_\_\_\_. \_\_\_\_\_ Notary Public for South Carolina.

Deed Recorded \_\_\_\_\_ 192\_\_\_\_ at \_\_\_\_\_ o'clock \_\_\_\_\_ 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 \_\_\_\_\_ DOLLARS in hand paid, the lot described in the within deed, to-wit: Lot No. \_\_\_\_\_ Block \_\_\_\_\_ is hereby released from the lien of said mortgage.

Executed at Greenville, S. C., this \_\_\_\_\_ day of \_\_\_\_\_ 192\_\_\_\_. In the presence of: \_\_\_\_\_ THE PEOPLES NATIONAL BANK OF GREENVILLE, S. C., AS TRUSTEE (LS) By \_\_\_\_\_ President.

THE STATE OF SOUTH CAROLINA, County of Greenville. PERSONALLY appeared before me \_\_\_\_\_ and made oath that \_\_\_\_\_ as \_\_\_\_\_ 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 \_\_\_\_\_ witnessed the execution thereof.

Sworn to before me, this \_\_\_\_\_ day of \_\_\_\_\_ A. D. 192\_\_\_\_. \_\_\_\_\_ Notary Public for South Carolina.

Release Recorded \_\_\_\_\_ 192\_\_\_\_ at \_\_\_\_\_ o'clock \_\_\_\_\_ M.

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