

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 Eight Hundred Fifty and no/100 (\$850.00) 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 Jessie J. Smith

All that certain piece, parcel or lot of land situate in the subdivision known as "Northgate" lying and being in Greenville Township, Greenville County, State of South Carolina and being known and designated as a part of Lot no 19 of Block B of the lands of Utopian Developing Company, as shown by plat of G. M. Tushman Jr., Engineer, made June 19, 26, said plat being recorded in the P. M. C. Office for Greenville County in Plat Book 2 at pages 135-136, said lot having, according to said plat, the following meter and boundary courses and distances, to-wit:

Beginning at an iron pin on the east side of Acadia Drive in line of Lot no 19, which point is 15 feet south of the front point corner of Lots 18 and 19; thence along the east side of Acadia Drive 155 feet to an iron pin at corner of Lots nos 19 and 2; thence in a northeasterly direction and running with line of Lot no 2, 78 feet to a point, corner of Lots 2 and 3; thence continuing with line of Lot no 3, 80 feet to a point at corner of Lots nos 3 and 4; thence with line of Lot no 4, 12 feet to a point; thence continuing with line of Lot no 4 in a northerly direction 31 feet to a point, corner of strip conveyed by Utopian Developing Company to Mary S. Lee, said point being 15 feet south of the front rear corner of Lots nos 4, 5, 18 and 19; thence with line of Mary S. Lee 126 feet, more or less, to iron pin on the east side of Acadia Drive, 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 could constitute a nuisance. The property herein shall never, at any time, be re-cut or subdivided so as to face in any other direction than as shown on the plat of same.

No building shall ever be erected upon said property near than 40 feet to the present line of the street upon which it faces.

No building (other than outbuilding appurtenant to the 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