

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 Twelve Hundred and Fifty (\$1250.00) 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 G. B. Powers

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. 17 of Block 17 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. (No Easement Required)

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 10th day of September in the year of our Lord one thousand nine hundred and thirty six and in the one hundred and sixty sixth year of the Sovereignty and Independence of the United States of America.

Signed, Sealed and Delivered in the Presence of
By Mary Elizabeth McCutchen and Edna L. Seaman UTOPIAN DEVELOPING COMPANY
By W. Frank Hipp and R. L. Bryant President and Treasurer
S. C. Stamps \$ 3 and 00 cents.
U. S. " 1 " 50 "

THE STATE OF SOUTH CAROLINA,
County of Greenville.
PERSONALLY appeared before me Mary Elizabeth McCutchen and made oath that she saw W. Frank Hipp 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 Edna L. Seaman witnessed the execution thereof.

Sworn to before me this 10th day of September A. D. 1936
of September A. D. 1936
Robert P. Scaler Jr. (Seal) Notary Public for South Carolina. Mary Elizabeth McCutchen

Deed Recorded Sept 7th 1937 at 4:08 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 and no/100 DOLLARS in hand paid, the lot described in the within deed, to-wit: Lot No. 17 Block 9

is hereby released from the lien of said mortgage.
Executed at Greenville, S. C., this 11th day of September 1936
In the presence of:
Louise Shookley and Dorthea 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 Louise Shookley and made oath that she saw J. C. Hopkins as 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 she with Dorthea B. Hill witnessed the execution thereof.

Sworn to before me, this 11th day of September A. D. 1936
of September A. D. 1936
Dorthea B. Hill (Seal) Notary Public for South Carolina. Louise Shookley

Release Recorded September 1937 at 4:08 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 Twelve Hundred and Fifty (\$1250.00) 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 W. S. Powers

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. 17 of Block 17 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. (No Easement Required)

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 10th day of September in the year of our Lord one thousand nine hundred and thirty six and in the one hundred and sixty sixth year of the Sovereignty and Independence of the United States of America.

Signed, Sealed and Delivered in the Presence of
By Mary Elizabeth McCutchen and Edna L. Seaman UTOPIAN DEVELOPING COMPANY
By W. Frank Hipp and R. L. Bryant President and Treasurer
S. C. Stamps \$ 2 and 00 cents.
U. S. Stamps 1.50

THE STATE OF SOUTH CAROLINA,
County of Greenville.
PERSONALLY appeared before me Mary Elizabeth McCutchen and made oath that she saw W. Frank Hipp 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 Edna L. Seaman witnessed the execution thereof.

Sworn to before me this 10th day of September A. D. 1936
of September A. D. 1936
Robert P. Scaler Jr. (Seal) Notary Public for South Carolina. Mary Elizabeth McCutchen

Deed Recorded Dec 17th 1937 at 5:05 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 and no/100 DOLLARS in hand paid, the lot described in the within deed, to-wit: Lot No. 16 Block 8

is hereby released from the lien of said mortgage.
Executed at Greenville, S. C., this 11th day of September 1936
In the presence of:
Louise Shookley and Dorthea 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 Louise Shookley and made oath that she saw J. C. Hopkins as 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 she with Dorthea B. Hill witnessed the execution thereof.

Sworn to before me, this 11th day of September A. D. 1936
of September A. D. 1936
Dorthea B. Hill (Seal) Notary Public for South Carolina. Louise Shookley

Release Recorded Dec 17 1937 at 5:05 o'clock P. M.



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