

TITLE TO REAL ESTATE

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 Eighty-Three Thousand and no/100 (\$83,000.00) DOLLARS,

to it in hand duly paid at and before the sealing and delivery of these presents by the grantee(s) 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 Surety Mortgage Company:-

That certain tract of land situate in the County and State aforesaid, known as Northgate Heights, on extension of North Main Street, and Rutherford Road, containing 91 acres, more or less, and consisting of the following tracts which are fully described in a certain mortgage made by Utopian Developing Company to The Peoples National Bank of Greenville, as Trustee, dated November 1, 1926, and recorded in the R. M. C. Office for Greenville County in Mortgage Volume 154, page 224, to-wit:-

(1) That tract lying on Rutherford Road and North Main Street Extension, being the same conveyed to Utopian Developing Company by D. W. Moore and Lucy L. Hindman by deed dated July 8, 1925, and recorded in the R. M. C. Office for Greenville County in Volume 118 at page 62, containing 41 1/2 acres, more or less, and having the metes and bounds as fully set forth in said mortgage.

(2) That certain tract of land containing 48.7 acres, more or less, according to survey of R. E. Dalton, Engineer, and having the lines, courses and distances as set forth in said mortgage.

(3) That small tract adjoining the right-of-way of the Southern Railway Company, having the lines, courses and distances as set forth in said mortgage.

(4) That small tract situate on the West side of Rutherford Road, containing 1/2 acre, more or less, and having the lines, courses and distances as set forth in said mortgage.

The said tracts numbers 2, 3 and 4 being the same conveyed to Utopian Development Company by Acme Investment Company by deed dated November 29th, 1924, and recorded in the R. M. C. Office for Greenville County in Volume 53, at page 470.

Excepting, however, from this conveyance all those lots or portions of land, rights and easements which have been heretofore conveyed by the grantor and released from the lien of the mortgage to The Peoples National Bank of Greenville, as Trustee.

In accepting this agreement it is understood that Surety Mortgage Company will comply with the terms of certain contracts made with Mrs. Sallie Smith, T. D. Wakefield and Wm. H. Owens, respectively, for the sale of certain lots in Northgate Heights.

This deed is executed in pursuance of and in compliance with resolutions duly adopted by the stockholders and directors, respectively, of Utopian Daveloping Company at meetings duly called and held and pursuant to said resolutions the purchase price paid by the grantee has been applied to the payment of the payment of the mortgage bonds and the discharge and satisfaction of said mortgage.