

THE STATE OF SOUTH CAROLINA,

COUNTY OF GREENVILLE.

KNOW ALL MEN BY THESE PRESENTS, That

The 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 Ten dollars and other valuable considerations

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 H. C. Swannell and Louie Watson Longmire, all that certain piece, parcel or lot of land situated, lying and being in Greenville County, State and County aforesaid, and being known and designated as lot #10 of Block "B" of the land of the Straker Investment Company, as per plat of said property made by C. W. Sumner, Jr. C. E. June 1920, and as recorded. Said lot is more particularly described as follows:

Beginning at an iron pin on North Main Street extension, about 100 feet to the left and running thence N. 45-00-00 E. 20 feet to an iron pin on a fifteen foot alley, then S. 89-46-19.73 West to an iron pin on North Main Street extension, point corner of lot #10, and thence N. 20-15-00 West side of North Main Street in tension 100 feet to the point of beginning.

The premises herein conveyed, or any part thereof, shall never be used, rented or otherwise disposed of to any person having any inheritance or negro blood.

The said property shall not be used at any time for any immoral or obscene purposes, or for anything which would constitute a nuisance.

The property herein conveyed shall never, at any time, be sold, re-cut or subdivided so as to face any other street in this or any other part of the same.

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

No buildings, other than outbuildings appertaining to a dwelling, costing less than twice the cost of the lot shall be erected upon the said property.

State of South Carolina, County of Greenville, Release

Whereas, Utopian Developing Company, by mortgage dated November 1, 1926, and recorded in the R. M. C. office for Greenville County, in Mortgage Book, Volume 157, at page 224, securing the payment of Ten thousand dollars, did convey real estate, of which the lot hereinafter described is a part, unto The Peoples National Bank of Greenville S. C. as Trustee; and whereas, said mortgage provides that the mortgagee, upon sale of any lot, or lots, in the sub-division, shall be entitled to have the Trustee release from the lien of said mortgage the lot or lots that may be sold; Now, Therefore, The Peoples National Bank of Greenville S. C. in pursuance of the terms of said mortgage and in consideration of one dollar to it in hand paid (receipt whereof is hereby acknowledged) does release and forever discharge, from the lien of said mortgage, all that certain lot of land situated

in the sub-division known as Northgate Heights, and being known and designated as lot # 10, in Block "B" upon a plat of said sub-division recorded in the R. M. C. office for Greenville Co., in plat Book "D" page 135-136. Legal witness whereof, the said The Peoples National Bank of Greenville S. C. as Trustee, has caused its corporate seal to be hereunto affixed and these presents to be subscribed by its duly authorized officer, on this the 21st day of February, 1927.

In the presence of H. C. Swannell, Louie Watson Longmire, The Peoples National Bank of Greenville S. C. as Trustee, by H. C. Beacham President

State of South Carolina, County of Greenville, Personally appeared before me Marion Connor and made oath that she said H. C. Beacham as President of the Peoples National Bank of Greenville S. C. as Trustee, is a corporation chartered under the laws of the U. S. A. and has its corporate seal, and as the act and deed of said corporation deliver the within written release, and that she with H. C. Swannell and Louie Watson Longmire witnessed the execution thereof.

Subscribed to before me this 21st day of February 1927, H. C. Beacham, Notary Public S. C. Recorded Feb. 26th 1927 at 3:35 P. M.

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 their 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 their 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 Allen J. Graham President and Geo. W. Long Secretary & Treasurer

on this the 21st day of February in the year of our Lord one thousand nine hundred and Twenty Seven and in the one hundred and fifty first year of the Sovereignty and Independence of the United States of America.

Witness, Sealed and Delivered in the Presence of J. Henderson, C. B. Martin, Utopian Developing Co. By Allen J. Graham President and Geo. W. Long Sec. & Treas. S. C. Revenue Stamps Cancelled, \$ 12 and cents

STATE OF SOUTH CAROLINA, County of Greenville, PERSONALLY appeared before me W. J. Henderson and made oath that he saw Allen J. Graham as President and Geo. W. Long as Treasurer of Utopian Developing Co. 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 C. B. Martin witnessed the execution thereof.

SWORN to before me, this 21st day of February A. D. 1927, W. J. Henderson, C. B. Martin (SEAL) Notary Public for South Carolina. Recorded Feb. 25th 1927 at 2:25 o'clock P. M.

END OF DEED