

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 SEVEN HUNDRED FIFTY and no/100 (\$750.00) 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 O. W. Sutton, his heirs and assigns:

All that certain piece, parcel or lot of land situate, lying and being on the south side of Morningdale Drive, near the City of Greenville, County of Greenville, State of South Carolina, shown on plat of "Northgate" recorded in the R. M. C. office for Greenville County in Plat Book G, pages 135 and 136, and having, according to survey made by R. E. Dalton, Engineer, May 27, 1938, the following metes and bounds, to-wit:-

BEGINNING at an iron pin on the south side of Morningdale Drive, which iron pin is 79.4 feet from the joint corner of Lots No. 3 and 4 of Block I, running on a course S. 68-02 E, and from said beginning corner, running thence S. 27-42 E. 175 feet to an iron pin; thence S. 57-50 W. 125 feet to an iron pin; thence N. 48-40 W. 154 feet to an iron pin; thence N. 2-58 W. 110.3 feet to an iron pin on the south side of Morningdale Drive; thence with the south side of Morningdale Drive on a curved line S. 77-33 E. 50 feet to a point; thence still with the south side of Morningdale Drive on a curved line N. 85-36 E. 50 feet to an iron pin; thence continuing on a curved line with Morningdale Drive N. 70-23 E. 50 feet to the point of beginning.

This lot is sold subject to the following building restrictions:

- (1) The property herein conveyed, or any part hereof, shall never be sold, rented or otherwise disposed of to any person having any percentage of negro blood.
(2) The said property shall not be used at any time for any business purposes, or for anything which would constitute a nuisance. The property herein conveyed shall never, at any time, be re-cut subdivided so as to face in any other direction than as shown on the plat of same.
(3) No building shall ever be erected upon said property nearer than feet to the present line of the street upon which it faces.
(4) No building (other than outbuildings appurtenant to a dwelling) costing less than twice the cost of the lot shall be erected upon the said property.
(5) 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 lights poles or cables, for the use of said lot and other lots in said subdivision, with the right of entry for the purpose of erecting renewing or repairing of said utilities.

STATE OF SOUTH CAROLINA,)
COUNTY OF GREENVILLE.)

R E L E A S E

IN CONSIDERATION of the payment to it in cash of the amount authorized for a release of same from the mortgage hereafter mentioned by two or more members of the Bondholders Committee appointed under agreement dated November 15, 1938, and recorded in the R. M. C. office for Greenville County, S. C., in Deeds Volume 210, page 158, and pursuant to written request of said Bondholders Committee, The Peoples National Bank of Greenville, S. C., as Trustee, does hereby release the within described lot, to wit, being on the south side of Morningdale Drive, from the lien of the mortgage executed to it as Trustee by Utopian Developing Company, dated November 1, 1926, and recorded in the R. M. C. office for Greenville County, S. C., in Mortgages Volume 154, page 224.

August 23, 1939)
In the Presence of:)
Roy W. Cureton)
Dorothea B. Hill)

THE PEOPLES NATIONAL BANK OF GREENVILLE, S. C.,
As Trustee,
By W. L. Patton
Vice President and Trust Officer.