

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 Two Hundred (\$200.00) DOLLARS

will stand fully paid to and before the sealing and delivery of these presents by the grantee hereinafter named the receipt whereof is hereby acknowledged, the grantee hereinafter named and released, and by these presents does grant bargain, sell and release unto

Mary S. Lee,

All that piece, parcel, or lot of land in Greenville Township, Greenville County, State of South Carolina, being known and designated as a part of Lot No. 19, of Section B, in Subdivision known as "Northgate", and having the following notes and bounds, as shown on plat made by C. M. Purman, Jr., C. E., June 1926, and recorded in office of R. M. C. for Greenville County in Plat Book G, at pages 135, and 136, to wit: Beginning at an iron pin on the East side of Arcadia Drive, at the S. W. corner of Lot No. 13, and running thence along said East side of Arcadia Drive 15 ft.; thence parallel with the Southern line of lot No. 13 to a point in line of lot No. 4, 15 ft. from the corner of lot No. 13; thence along line of lot No. 4 in a Northerly direction 15 ft. to the S. E. corner of Lot No. 13; thence along line of lot No. 13, 129.6 ft. to the beginning corner.

This conveyance is made subject to the following building restrictions;

- (1) 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.
(2) The said property shall not be used at any time for any business purpose, or for anything which would constitute a nuisance.
(3) The property herein conveyed shall never, at any time, be recut or subdivided so as to face in any other direction than as shown on the plat of the same.
(4) No building shall ever be erected upon said property nearer than 40 feet to the present line of the street upon which it faces.
(5) The said lot is sold subject to an easement of two 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 subdivision, with the right of entry for the purpose of erecting, renewing or repairing of said utilities.

State of South Carolina, County of Greenville.

For value received, in pursuance of the terms of a mortgage executed by Utopian Developing Company to Peoples National Bank, of Greenville, S. C., as Trustee, bearing date November 1, 1928, recorded in office of R. M. C. for Greenville County, in Vol. 154, at page 224, the within described lot of land is hereby released from the lien of said mortgage.

Executed at Greenville, S. C., this 30th day of June, 1931.

In the presence of: Kate Thomason, Frank Perry, Peoples National Bank of Greenville, S.C. As Trustee (L.S.) By: Wm. C. Beacham President.

State of South Carolina, County of Greenville.

Personally appeared before me Kate Thomason, and made oath that she saw W. C. Beacham, as President of 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 Frank Perry witnessed the execution thereof.

Sworn to before me this 30th day of June, 1931. Kate Thomason Thos. W. Edwards, (L. S.) Notary Public for S. C.

Release recorded this the 7th day of July 1931 at 5:00 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 her 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 her 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 W. T. Henderson, as President and Geo. W. Long, as Treasurer, on this the 30th day of June in the year of our Lord one thousand nine hundred and thirty one and in the one hundred and fiftieth year of the Sovereignty and Independence of the United States of America.

Signed, Sealed and Delivered in the Presence of J. C. Pressly, C. B. Martin, W. T. Henderson, President, Geo. W. Long, Treasurer.

S. C. Revenue Stamps Cancelled, \$ 1 and 00 cents.

STATE OF SOUTH CAROLINA, County of Greenville.

Personally appeared before me J. C. Pressly and made oath that he saw the within named Utopian Developing Company, by its duly authorized officers, W. T. Henderson, as President and Geo. W. Long, as Treasurer, sign, seal with its corporate seal, and as the act and deed of said corporation deliver the within written deed, and that he with C. B. Martin, witnessed the execution thereof.

SWORN to before me, this 30th day of June, A. D. 1931 C. B. Martin, Notary Public for South Carolina. J. C. Pressly

Recorded July 7th 1931 at 5:00 o'clock P. M.

END OF DEED