

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 Six Thousand (\$6,000.00) 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 Charles E. Barge:-

All that certain piece, parcel or lot of land situate, lying and being in Greenville Township, State of South Carolina, near the City of Greenville, being known and designated as lot No. 2, of Block A, in the subdivision known as Northgate, of the property of Utopian Developing Company, and having according to a revised plat thereof recorded in the R. M. C. office for Greenville County, in plat book "G", at page 136-8, the following wates and bounds, courses and distances, to-wit:

Beginning at an iron pin on the West side of Arcadia Drive, the joint corner of lots Nos. 1 and 2, and running thence with the joint line of said lots, S. 64-35 W. 109.9 feet to an iron pin in line of lot No. 17; thence with line of lot No. 17, N. 15-50 W. 15 feet to an iron pin; thence along the rear line of lot No. 17, S. 84-00 W. 88.2 feet to an iron pin in rear line of lot No. 14; thence along the line of said lot, N. 4-50 W. 53.5 feet to an iron pin, the rear joint corner of lots Nos. 2 and 3; thence along the joint line of said lots, N. 69-49 E. 179 feet to an iron pin on the West side of Arcadia Drive; thence along the line of said Drive, S. 25-08 E. 80 feet to the point of beginning.

The property conveyed in this deed is 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, of for anything which would constitute a nuisance. The property herein conveyed shall never, at any time, be re-cut or subdivided so as to face in any other direction than as shown on the plat of 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.

The State of South Carolina Release. County of Greenville

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 Volum 154, page 224, and in consideration of the sum of Five Hundred no/100 Dollars in hand paid, the lot described in the within dead, to-wit: Lot No. 2, of Block A, is hereby released from the lien of said mortgage. Executed at Greenville, S. C. this 3 day of November 1931,

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

The 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 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 Thos. P. Bray, witnessed the execution thereof. Sworn to before me this 3 day of November A. D. 1931. Kate Thomason.

P. D. Tripp (S.S.) Notary Public for South Carolina.

Release recorded this the 4th day of November 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 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 the 3 day of November in the year of our Lord one thousand nine hundred and thirtyone and in the one hundred and fifty sixth year of the Sovereignty and Independence of the United States of America.

Signed, Sealed and Delivered in the Presence of

J. B. Terry, E. M. Meares.

Utopian Developing Company, W. T. Henderson, Pres. and J. G. Reading, Sect. & Treasurer



S. C. Revenue Stamps Cancelled, \$ 12 and 00 cents.

STATE OF SOUTH CAROLINA, County of Greenville

PERSONALLY appeared before me E. M. Meares, and made oath that he saw W. T. Henderson, President, and J. G. Reading, Sect. & Treas. 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 he with J. B. Terry, witnessed the execution thereof.

SWORN to before me, this 3rd day of November A. D. 1931. J. B. Terry, Notary Public for South Carolina.



Recorded November 4th 1931 at 5:00 o'clock P. M.

END OF DEED