

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 Ten (\$10.00) Dollars and other valuable consideration, 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

Clifton Corley:-

All that certain piece, parcel or tract of land situate, lying and being in Greenville County, Greenville Township, State of South Carolina, near the City of Greenville, containing 2.70 acres, more or less, as shown on plat of the property of Utopian Developing Company, and having, according to a plat thereof, prepared by R. E. Dalton, October, 1931, the following metes and bounds, to wit:-

Beginning at an iron pipe on the West side of West Avondale Drive, corner of other property of the grantor herein and about opposite the corners of Lots Nos. 16 and 17, Block "G", on plat of property of Utopian Developing Company, and running thence N. 70-45 W. 113.5 feet to an iron pipe near a branch; thence N. 19-15 E. 178 feet to an iron pipe on the South side of Parkside Drive; thence along the South side of Parkside Drive around a curve, N. 46-27 W. 106.3 feet to an iron pipe; thence with the curvature of said Drive N. 8-57 W. 117 feet to an iron pipe; thence continuing with the West side of said Drive N. 4-23 E. 148.5 feet to an iron pipe; thence continuing with the West side of said Parkside Drive N. 6-07 W. 25 feet to an iron pipe at the Southwest intersection of an unnamed street thence around a curve to the left along the East side of said unnamed street, S. 74-26 E. 42.5 feet to an iron pipe; thence S. 42-03 W. 85 feet to an iron pipe; thence S. 11-45 W. 235 feet to an iron pipe 6 feet East of a stone corner; thence continuing along the East side of said unnamed street, S. 1-07 W. 138.7 feet to an iron pipe; thence continuing along the East side of said unnamed street, S. 5-0 W. 93.1 feet to an iron pipe; thence continuing with said street S. 24-15 W. 128 feet to an iron pipe; thence along property of the grantor S. 85-44 E., crossing a branch, 302 feet to an iron pipe on the West side of West Avondale Drive, thence along the West side of said Drive N. 21-10 E. 119.2 feet to the point of beginning.

The said property is sold 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.
(4) No buildings, other than outbuildings appurtenant to a dwelling, costing less than Five Thousand (\$5,000.00) Dollars, shall be erected upon the said property.

The State of South Carolina, County of Greenville.

Release.

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, 1928, recorded in R. M. C. office for Greenville County, in Volume 154, page 224, and in consideration of the sum of Five Hundred (\$500.00) Dollars in hand paid, the premises herein described are hereby released from the lien of said mortgage.

Executed at Greenville, S. C., this 31st day of October 1931.

In the presence of: Kate Thomason, Thos. P. Bray, The Peoples National Bank of Greenville, S.C. As Trustees (L.S.) 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 31st day of October A. D. 1931. P. D. Tripp, (L.S.) Notary Public for South Carolina.

Release recorded this the 6th day of November 1931 at 4:50 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 31st day of October in the year of our Lord one thousand nine hundred and thirty one 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 Sara Love, Wm. E. Henderson,

Utopian Developing Company, (S.C. CORPORATION) By: W. T. Henderson, President, and J. G. Reading, Secretary.

S. C. Revenue Stamps Cancelled, \$ 1 and 00 cents. For True consideration see Affidavit Book Page 63.

STATE OF SOUTH CAROLINA, County of Greenville

PERSONALLY appeared before me Sara Love, and made oath that she saw W. T. Henderson, President, and J. G. Reading, Secretary, 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 she he with Wm. E. Henderson, witnessed the execution thereof.

SWORN to before me, this 31st day of October A. D. 192 31 Sara Love. Wm. E. Henderson, (SEAL) Notary Public for South Carolina. Recorded November 6th 192 31 at 4:50 o'clock, P. M.

END OF DEED