

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 Fifteen Hundred (\$1,500.00) 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 Ethel Harris Quinn, her

Heirs and assigns:

All that certain piece, parcel or lot of land in the Subdivision known as North Gate, lying and being in Greenville Township, Greenville County, S. C., and being known and designated as a portion of Lot No. 4 of Block C of the lands of the Utopian Developing Company, as shown by plat of C. M. Furman, Jr. Engineer, dated June 1936, and having according to said plat, which is recorded in the R. M. C. Office for Greenville County, S. C. in Plat Book G, at pages 135-138, the following metes and bounds, to-wit:-

Beginning at an iron pin on the North side of East Avondale Drive, said point being at the rear corner of Lot No. 1, Block C, and also being 200 feet East from the Northeast corner of the intersection of North Main Street and said East Avondale Drive and running thence with the North side of said drive in an Easterly direction 80 feet to a point; thence still with said drive in an Easterly direction 80 feet to a point; thence still with said drive 50 feet in an Easterly direction to a point thence combining with said drive in an Easterly direction 27 feet to a point; thence turning at approximately right angle and running with the West side of East Avondale Drive in a Northerly direction 160 feet to a point on said drive; thence still with the West side of said drive in a Northerly direction 70 feet to a point; thence on a new line running through Lot No. 4, in a Westerly direction 182.9 feet, more or less, to iron pin at the joint rear corner of Lots Nos. 2 and 3 of Block C; thence along the rear line of Lots Nos. 1 and 2 in a Southerly direction 159 feet to an iron pin on North side of East Avondale Drive, the point of beginning.

The said lot is sold 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, or 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 the 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, telephones 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.

The State of South Carolina, 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, 1936, recorded in R. M. C. Office for Greenville County in Volume 154, page 234, and in consideration of the sum of Five Hundred (\$500.00) Dollars in hand paid, the lot described in the within deed, to-wit: Portion of Lot No. 4 Block C, is hereby released from the lien of said mortgage. Executed at Greenville, S. C., this 1st day of February, 1938.

In the presence of:

J. E. Ridgeway
Dorothea B. Hill

The Peoples National Bank of Greenville, S. C., as Trustee (L. S.)

BY: Wm. C. Beacham, President.

The State of South Carolina, County of Greenville.

Personally appeared before me J. E. Ridgeway and made oath that he saw Wm. 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 he with Dorothea B. Hill witnessed the execution thereof.

Sworn to before me this 1st day of February, 1938. Dorothea B. Hill (L. S.) Notary Public for South Carolina.

J. E. Ridgeway.

Release recorded this the 2nd day of March, 1938 at 9:35 A. M. #2697

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. Frank Hipp, President and R. L. Bryant, Treasurer.

on this the 1st day of February in the year of our Lord one thousand nine hundred and thirty eight and in the one hundred and xxx sixty second year of the Sovereignty and Independence of the United States of America.

Signed, Sealed and Delivered in the Presence of Frances West Metts Beth Inman

Utopian Developing Company (L. S.) By W. Frank Hipp, President and R. L. Bryant, Treasurer.



S. C. Revenue Stamps Cancelled, \$1.60 and 00 cents.

STATE OF SOUTH CAROLINA, County of Greenville

PERSONALLY appeared before me Frances West Metts, and made oath that she saw

W. Frank Hipp as President and R. L. Bryant, as Treasurer.

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 with Ruth Inman witnessed the execution thereof.

SWORN to before me, this 1st day of February A. D. 1938 Frances West Metts.

Robert R. Soales, Jr. (SEAL) Notary Public for South Carolina.

Recorded March 2nd, 1938 at 9:35 o'clock, A. M. BY:R.G.

END OF DEED