

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 \$1000.00 and other valuable considerations...

All that certain piece, parcel or lot of land situate in the sub-division known as "Northgate," lying and being in Greenville Township, Greenville County, State aforesaid, and being known and designated as Lot No. 1...

The said lot is sold subject to the following conditions and limitations: 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 sub-divided 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 fifty 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, nor be 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.

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 hereinabove 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 hereinabove 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 fifth day of October in the year of our Lord one thousand nine hundred and twenty seven...

Signed, Sealed and Delivered in the Presence of D. Daught and M. E. Crisp, UTOPIAN DEVELOPING COMPANY, W. P. Henderson (President) and Geo. W. Long (Treasurer)

THE STATE OF SOUTH CAROLINA, County of Greenville. PERSONALLY appeared before me D. Daught and made oath that he saw W. P. Henderson as President and Geo. W. Long as Treasurer of UTOPIAN DEVELOPING COMPANY...

Sworn to before me this 17th day of October, 1927. P. D. Tripp, Notary Public for South Carolina. Deed Recorded Oct 19th 1927 at 10:15 o'clock A.M.

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, 1926, recorded in R. M. C. Office for Greenville County in Volume 154, page 224, and in consideration of the sum of \$1000.00 in hand paid, the lot described in the within deed, to-wit: Lot No. 1 Block B...

Executed at Greenville, S. C., this 17th day of October, 1927. In the presence of W. G. Perry and Frank Perry, THE PEOPLES NATIONAL BANK OF GREENVILLE, S. C., AS TRUSTEE (LS), Wm. C. Beacham (President). Sworn to before me, this 17th day of October, 1927. P. D. Tripp, Notary Public for South Carolina. Release Recorded Oct 19th 1927 at 10:15 o'clock A.M.

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END OF Doc.

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 \$1000.00 and other valuable considerations...

All that certain piece, parcel or lot of land situate in the sub-division known as "Northgate," lying and being in Greenville Township, Greenville County, State aforesaid, and being known and designated as Lot No. 5...

The said lot is sold subject to the following conditions and limitations: 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 sub-divided 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 fifty 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.

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 hereinabove 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 hereinabove 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 fifth day of January in the year of our Lord one thousand nine hundred and twenty seven...

Signed, Sealed and Delivered in the Presence of B. B. Ray and C. B. Martin, UTOPIAN DEVELOPING COMPANY, W. P. Henderson (President) and Geo. W. Long (Treasurer)

THE STATE OF SOUTH CAROLINA, County of Greenville. PERSONALLY appeared before me B. B. Ray and made oath that he saw W. P. Henderson as President and Geo. W. Long as Treasurer of UTOPIAN DEVELOPING COMPANY...

Sworn to before me this 17th day of January, A. D., 1927. C. B. Martin, Notary Public for South Carolina. Deed Recorded Jan 23rd 1927 at 3:22 o'clock P.M.

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, 1926, recorded in R. M. C. Office for Greenville County in Volume 154, page 224, and in consideration of the sum of \$1000.00 in hand paid, the lot described in the within deed, to-wit: Lot No. 3 Block A...

Executed at Greenville, S. C., this 17th day of January, 1927. In the presence of F. C. M. Connell and W. G. Perry, THE PEOPLES NATIONAL BANK OF GREENVILLE, S. C., AS TRUSTEE (LS), Wm. C. Beacham (President). Sworn to before me, this 17th day of January, A. D., 1927. P. D. Tripp, Notary Public for South Carolina. Release Recorded Jan 23rd 1927 at 3:22 o'clock P.M.

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