

STATE OF SOUTH CAROLINA, GREENVILLE COUNTY

MAR 30 11 57 AM 1951



OLLIE FARNS W.O. Know All Men by These Presents: R.N.C.

That I, William T. Bates in consideration of the sum of Sixteen Hundred, Fifty and no/100 in the State aforesaid, DOLLARS,

to the grantor(s) in hand paid at and before the sealing of these presents by the grantee(s) (the receipt whereof is hereby acknowledged), have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said

J. Walter Bagwell and Margaret M. Bagwell, their heirs and assigns forever

All that certain piece, parcel or lot of land in the City and County of Greenville, State of South Carolina on the East side of Batesview Drive, known and designated as Lot No. 16, according to a revised plat of the subdivision of the property of Corinne Bates, et al made by Piedmont Engineering Service, January, 1949 and having, according to said plat, the following metes and bounds, to-wit:

Beginning at a pin on the east side of Batesview Drive at the southwest corner of Lot No. 9 and running thence with the line of Lot No. 9 N. 77-36 E. 291.7 feet to corner of Lot No. 8; thence S. 20-12 E. 109.5 feet to corner of Lot No. 17; thence with line of Lot No. 17 S. 78 W. 298.2 feet to pin on the east side of Batesview Drive; thence along the east side of Batesview Drive N. 16-25 W. 109 feet to the beginning corner, being the major portion of the same lot heretofore conveyed to the grantor by Mary Bates Ballenger and by Corinne Bates as Trustee by deed recorded in Deed Book 414, page 249.

The property herein conveyed is subject to the following restrictions:

- (1) The property shall be used for residential purposes only.
(2) No house shall be constructed on the premises at a cost of less than \$10,000.00
(3) The lot described above is not to be re-cut or re-subdivided
(4) Any construction on the lot shall be set back a distance of 50 feet from the front line.

Reference is made to Plat recorded in R. M. C. Office in Flat Book Y, Page 53.

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 said Premises before mentioned unto the grantee(s) hereinabove named, and Their Heirs and Assigns forever.

And the grantor(s) do(es) hereby bind the grantor(s) and the grantor's(s) Heirs, Executors and Administrators to warrant and forever defend all and singular the said premises unto the grantee(s) hereinabove named, and the grantee's(s) Heirs and Assigns against the grantor(s) and the grantor's(s) Heirs and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Witness the grantor's(s) hand and seal this 30th day of March in the year of our Lord One Thousand Nine Hundred and Fifty-one

Signed, Sealed and Delivered in the Presence of

William T. Bates (Seal)

Edith C. Southern (Seal)



State of South Carolina, Greenville County

Personally appeared before me Edith C. Southern

and made oath that she saw the within named grantor(s) William T Bates

written deed, and that she, with Wesley M. Walker sign, seal and as his act and deed deliver the within witnessed the execution thereof.

Sworn to before me this 30th day of March, A.D. 1951 Wesley M. Walker Notary Public for South Carolina

Edith C. Southern

State of South Carolina, Greenville County

RENUNCIATION OF DOWER

I, Wesley M. Walker, a Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Patsy S. Bates wife of the within named William T. Bates did this day appear before me, and upon being privately and separately examined by me, did declare that she does freely, voluntarily, and without any compulsion, dread or fear of any person or persons whomsoever, renounce, release, and forever relinquish unto J. Walter Bagwell, and Margaret M. Bagwell, their Heirs and Assigns, all her interest and estate, and also all her right and claim of Dower of, in or to all and singular the premises within mentioned and released.

GIVEN under my hand and seal this 30th day of March, A. D. 1951 Wesley M. Walker Notary Public for South Carolina

Patsy S. Bates

Cancelled documentary stamps attached: S. C. \$ 57 A. Recorded this 30th day of March 19 51, at 11: M., No. 7425

W09-2-16A