

STATE OF SOUTH CAROLINA, GREENVILLE COUNTY

JUL 23 2 05 PM 1951

Know All Men by These Presents:

We, Gaynelle Mae Bates and Virginia Bates Kentera, individually and as Executrices of the Estate of Robert D. Bates, deceased, William T. Bates, J. K. Bates, Corinne T. Bates, individually and as Trustee in the State aforesaid, in consideration of the sum of Twelve Hundred Fifty and No/100 (\$1250.00)----- 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 Ralph C. McBride, his heirs and assigns forever:

All that lot of land in Greenville County, State of South Carolina, in the City of Greenville, being known and designated as lot 100, Block C, as shown on plat of University Heights, as revised, and recorded in Plat Book Y at Page 53, and being more particularly described according to said plat as follows:

BEGINNING at an iron pin on the Southwest side of Corinne Drive, joint front corner of lots 99 and 100, and running thence S. 58-47 W. 215 feet to an iron pin; thence S. 31-16 E. 93.1 feet to an iron pin in the Northern side of Carmel Street; thence with said street, N. 57-46 E. 85.6 feet; thence continuing with said street, N. 62-45 E. 80 feet; thence with the curve of the intersection of Carmel Street and Corinne Drive, the chord of which is No. 16-50 E. 34.5 feet; thence with Corinne Drive, N. 31-13 W. 75 feet to the point of beginning.

This property is conveyed subject to the following restrictions:

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

Grantee is to pay 1951 taxes.



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 his 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 6th day of July in the year of our Lord One Thousand Nine Hundred and Fifty-One

Signed, Sealed and Delivered in the Presence of

Handwritten signatures of witnesses: C. C. Boitano, E. R. Rivoir, E. W. King, W. S. Slythe

Handwritten signatures of grantors: Gaynelle Mae Bates (SEAL), Virginia Bates Kentera (Seal), William T. Bates (Seal), Corinne T. Bates (Seal), Individually and as Trustee

STATE OF SOUTH CAROLINA, Greenville County

Personally appeared before me C. C. Boitano

and made oath that he saw the within named grantor(s) Gaynelle Mae Bates and Virginia Bates Kentera, individually and as Executrices of the Estate of Robert D. Bates, deceased, act and deed deliver the within written deed, and that he, with E. R. Rivoir, witnessed the execution thereof.

Sworn to before me this 13th day of July, A. D. 1951

Notary Public for South Carolina California

STATE OF SOUTH CAROLINA, Greenville County

RENUNCIATION OF DOWER

I, E. M. Blythe, Jr. Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Patsy S. Bates and Mrs. Alice L. Bates, the wives of the within named William T. Bates and J. K. 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 Ralph C. McBride, his Heirs and Assigns, all her interest and estate, and also 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 6th day of July, A. D. 1951

Notary Public for South Carolina

Handwritten signatures of Patsy S. Bates and Alice L. Bates

Cancelled documentary stamps attached: S. C. \$; U. S. \$; Recorded this day of 19, at M., No. W09-2-182

(Over)