

FEB 27 4 25 PM 1952

TITLE TO REAL ESTATE—Prepared by LOVE, THORNTON & BLYTHE, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA, GREENVILLE COUNTY

Know All Men by These Presents:

We, Gaynelle Mae Bates and Virginia Bates Kentera, individually and as That Executrices of the Estate of Robert D. Bates, deceased, William T. Bates, J. K. Bates, Corinne T. Bates, individually and as Trustee in consideration of the sum of Fifteen Hundred and No/100 (\$1500.00) - - - - - 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 James C. Balentine, 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 No. 71, Block E, as shown on a revised plat of University Heights, recorded in Plat Book BB at Page 21, and described as follows:

BEGINNING at an iron pin on the Southern side of Carmel Street, which pin is 25 feet Southwest of the intersection of Carmel Street and Drayton Drive, and is the joint front corner of lots 70 and 71, and running thence with joint line of said lots, S. 28-30 E. 180 feet; thence S. 56-37 W. 100 feet to a pin, joint rear corner of lots 71 and 72; thence with joint line of said lots, N. 28-30 W. 180 feet to an iron pin in the South side of Carmel Street; thence with said Street, N. 56-37 E. 100 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 1952 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 26th day of January in the year of our Lord One Thousand Nine Hundred and Fifty-Two Gaynelle Mae Bates (J.L.L.)

Signed, Sealed and Delivered in the Presence of Mildred Gilpin, J. W. Allen, Virginia Bates Kentera, William T. Bates, J. K. Bates, Corinne T. Bates

STATE OF SOUTH CAROLINA, Greenville County, Clara, Personally appeared before me Mildred Gilpin

and made oath that she 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, sign, seal and as their act and deed deliver the within written deed, and that she, with J. W. Allen witnessed the execution thereof.

Sworn to before me this 1st day of February, A. D. 1952. Mildred Gilpin

My commission expires Mar. 12, 1954. Notary Public in and for Santa Clara County, California.

STATE OF SOUTH CAROLINA, Greenville County, 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, respectively 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 James C. Balentine, 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 26th day of January, A. D. 1952. Mrs. Patsy S. Bates, Mrs. Alice L. Bates

Cancelled documentary stamps attached: S. C. \$; U. S. \$

Recorded this day of 19, at M., No. 281-2-72.2

(OVER) (OUT OF 281-2-72)