

STATE OF SOUTH CAROLINA, GREENVILLE COUNTY

Know All Men by These Presents:

That I, Josiah K. Bates in the State aforesaid, in consideration of the sum of Thirty-Five Hundred and No/100 (\$3500.00) - - - 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 Ruth G. Bearden, her heirs and assigns forever:

All that lot of land in Greenville County, State of South Carolina, in the City of Greenville, on the Eastern side of Batesview Drive, being known and designated as lot No. 32, Block B, as shown on a plat of University Heights, recorded in Plat Book BB at Page 21, and being more particularly described according to said plat as follows:

BEGINNING at a stake on the Eastern side of Batesview Drive, 145 feet North from Midland Street, at corner of lot 33, and running thence with the line of said lot, in an Easterly direction 295 feet, more or less, to a stake in line of lot 31; thence with line of said lot in a Northerly direction, 128 feet to a stake in line of lot 18; thence with line of said lot, S. 77-33 W. 294.3 feet to a stake on Batesview Drive; thence with the Eastern side of Batesview Drive, S. 16-53 E. 150 feet to the beginning corner.

This property is conveyed subject to the following restrictions:

- 1. 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 shall not be recut or resubdivided.
4. Any construction on this lot shall be set back in line with the house of J. K. Bates and the house of W. W. Wakefield.



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 her 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-Three

Signed, Sealed and Delivered in the Presence of [Signatures: Ena W. King, Ben C. Thornton] and [Signature: Josiah K. Bates] (Seal)

STATE OF SOUTH CAROLINA, Greenville County } Personally appeared before me Ena W. King

and made oath that s he saw the within named grantor(s) Josiah K. Bates sign, seal and as his act and deed deliver the within written deed, and that s he, with Ben C. Thornton witnessed the execution thereof.

Sworn to before me this 26th day of January, A. D. 19 53. [Signature: Ben C. Thornton] (Seal) [Signature: Ena W. King]

STATE OF SOUTH CAROLINA, Greenville County } RENUNCIATION OF DOWER I, Ben C. Thornton Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Alice L. Bates wife of the within named Josiah 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 Ruth G. Bearden, her 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. 19 53. [Signature: Ben C. Thornton] (Seal) [Signature: Mrs. Alice L. Bates]

Cancelled documentary stamps attached: S. C. \$; U. S. \$. Recorded this 29th day of January 19 53, at 5:30 P.M. M., No. #2184