

STATE OF SOUTH CAROLINA, GREENVILLE COUNTY

OLLIE FARNSWORTH



R.M.C. 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 and That Corinne T. Bates, Individually and as Trustee, in the State aforesaid,

in consideration of the sum of Three Thousand and No/100- - - - - (\$3000.00) 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 J. A. Carson, his Heirs and Assigns forever,

All those lots of land in Greenville County, State of South Carolina, in the City of Greenville, being known and designated as Lots Nos. 76 and 79 of Block F on the Western side of Drayton Drive, as shown on Plat of University Heights, recorded in Book of Plats BB at Page 21, and being more particularly described as follows:

LOT 76 - BLOCK F: BEGINNING at an iron pin on the Western side of Drayton Drive at the corner of Lot No. 75, and running thence with the line of said lot, S. 56-37 W. 196.6 feet to an iron pin at corner of Lot No. 77; thence with the line of said lot, N. 32-07 W. 100 feet to an iron pin, corner of Lot No. 79; thence with the line of said lot, N. 56-58 E. 199.4 feet to an iron pin on the Western side of Drayton Drive; thence with said Drive, S. 30-26 E. 100 feet to the point of beginning.

LOT 79 - BLOCK F: BEGINNING at an iron pin on the Western side of Drayton Drive, corner of Lot No. 76, and running thence with the line of said lot, S. 56-58 W. 199.4 feet to an iron pin, corner of Lot No. 78; thence with the line of said lot, N. 32-07 W. 92.8 feet to an iron pin at rear corner of Lot No. 80; thence with the line of said lot, N. 57-47 E. 202.3 feet to an iron pin on the Western side of Drayton Drive; thence with said Drive, S. 30-26 E. 90 feet to the point of beginning.

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 lots described above shall not be recut or resubdivided.
4. Any construction on these lots shall be set back a total of 50 feet from the front lot line.



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 December in the year of our Lord One Thousand Nine Hundred and Fifty-two.

Signed, Sealed and Delivered in the Presence of

Charles C. Britano
Margaret M. Spink
Notary Public for California

Gaynelle Mae Bates (SEAL)
Virginia Bates Kentera (Seal)
William T. Bates (Seal)
Corinne T. Bates (Seal)
Individually and as Executrices of the Estate of Robert D. Bates, deceased
Individually and as Trustee

STATE OF SOUTH CAROLINA, Santa Clara County

Personally appeared before me Charles C. Britano,

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 Margaret M. Spink witnessed the execution thereof.

Sworn to before me this 30th day of December, A. D. 1952

Charles C. Britano (Seal)
Notary Public for Santa Clara County California
My commission expires: 9-19-53

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, 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 J. A. Carson, 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 20th day of February, A. D. 1953.

E. M. Blythe, Jr. (Seal)
Notary Public for South Carolina

Mrs. Patsy S. Bates
Mrs. Alice L. Bates

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

Recorded this day of 19, at M., No.

(OVER)

281-2-103/104