

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 Executrices of the Estate of Robert D. Bates, deceased, William T. Bates, J. Bates, That and Corinne T. Bates, individually and as Trustee in the State aforesaid,

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 John A. Carson, his heirs and assigns forever:

All that lot of land in the City of Greenville, County of Greenville, State of South Carolina, being known and designated as lot 71, Block F, as shown on the 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 an iron pin in the Southwest side of Twin Brook Drive (formerly Drayton Drive) at the joint front corner of lots 68 and 71, and running thence with joint line of said lots, S. 56-37 W. 187.9 feet to iron pin, rear corner of lot 70; thence with line of said lot, N. 32-07 E. 100 feet to iron pin, rear corner of lot 72; thence with line of said lot, N. 56-37 E. 100.8 feet to iron pin in the Southwest side of Twin Brook Drive; thence with said Drive, S. 30-26 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 shall not be recut or resubdivided
4. Any construction on this lot shall be set back a total of 50 feet from the front lot line.

Grantor is to pay 1953 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 2 day of July in the year of our Lord One Thousand Nine Hundred and Fifty-Three

Signed, Sealed and Delivered in the Presence of

Robert C. Wehner, Mildred Gilpin, Earl Slyther and Joyce M. Kimball

Gaynelle Mae Bates, Virginia Bates Kentera, William T. Bates, Corinne T. Bates

STATE OF SOUTH CAROLINA, Greenville County

Personally appeared before me Mildred Gilpin

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, sign, seal and affix their act and deed deliver the within written deed, and that he, with Robert C. Wehner witnessed the execution thereof.

Sworn to before me this 13th day of July, A. D. 1953

Mildred Gilpin

Notary Public for South Carolina the County of Santa Clara, State of California. My commission Expires: May 11, 1957.

STATE OF SOUTH CAROLINA, Greenville County

RENUNCIATION OF DOWER

I, E. 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 wife of the within named William T. Bates and J. 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 John 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 2 day of July, A. D. 1953

Patsy S. Bates, Alice L. Bates

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