

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 in the State aforesaid, That and 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 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. 91 and 92, Block C, as shown on 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 Corinne Drive, at the point front corner of lots 90 and 91, and running thence with joint line of said lots, S. 53-47 W. 216.3 feet to iron pin in rear line of lot 33; thence with rear lines of lots 33, 30, and 40, S. 31-16 E. 200.1 feet to an iron pin, rear corner of lot 93; thence with line of said lot, N. 53-47 E. 216 feet to iron pin in the Southwest side of Corinne Drive; thence with said Drive, N. 31-13 W. 200 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 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.



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 13th day of December 1953 in the year of our Lord One Thousand Nine Hundred and Fifty-Three

Signed, Sealed and Delivered in the Presence of

John W. Roman, Clarence R. Henshel, and Ena W. King

Gaynelle Mae Bates (Seal), William T. Bates (Seal), Corinne T. Bates (Seal)

STATE OF SOUTH CAROLINA, Greenville County

Personally appeared before me John W. Roman

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 deliver the within written deed, and that he, with Clarence R. Henshel, witnessed the execution thereof.

Sworn to before me this Thirteenth day of December, A. D. 1953

My Commission Expires April 18, 1957 Public for South Carolina

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 wife 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 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 31st day of December, A. D. 1953

Notary Public for South Carolina

Patsy S. Bates, Alice L. Bates

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

Recorded this day of 19 at M., No.

(OVER)