

JUL 29 4 06 PM 1957

STATE OF SOUTH CAROLINA, GREENVILLE COUNTY

OLLIE FARRISWORTH R.M.C.

Know All Men by These Presents:

That I, J. T. MASSEY

in consideration of the sum of TWELVE HUNDRED AND FIFTY AND NO/100 DOLLARS, in the State aforesaid,

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

H. C. BATES, his heirs and assigns forever,

ALL that piece, parcel or lot of land in Austin Township, Greenville County, State of South Carolina in the Town of Mauldin, S. C. and being known and designated as LOT NO. 21 on Map No. 2 of Sunset Heights made by C. O. Riddle, September 17, 1953 and having, according to said plat, the following metes and bounds, to wit:

BEGINNING at an iron pin on Sunset Drive at the joint front corner of Lots 20 and 21 and running thence along the joint line of said lots, North 27-25 West 200 feet to an iron pin; running thence North 62-35 East 100 feet to an iron pin; running thence South 27-25 East 200 feet to an iron pin on Sunset Drive; running thence along Sunset Drive, South 62-35 West 100 feet to an iron pin, the point of beginning.

This property is sold subject to the following restrictions:

- 1. No house shall be erected thereon costing less than \$10,000.00
2. This property shall be used for residential purposes only.
3. No outside closets or toilets shall be erected on said premises.
4. No dwelling shall be erected closer to the highway than 70 feet from the right-of-way of the State Highway.
5. No building shall be erected nearer than 5 feet to any side line; nor any house closer to the Street line than the houses which are now located on said Street.
6. No trailer, tent or garage apartment shall be placed or erected on said lot either as a temporary residence or permanent residence.

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 20th day of JULY in the year of our Lord One Thousand Nine Hundred and Fifty-Seven

Signed, Sealed and Delivered in the Presence of

Hubert E. Nolin
Geraldine Welch

J. T. Massey (Seal)



State of South Carolina, Greenville County

Personally appeared before me Geraldine Welch

and made oath that She saw the within named grantor(s) J. T. Massey

deliver the within written deed, and that she, with Hubert E. Nolin sign, seal and as his act and deed witnessed the execution thereof.

Sworn to before me this 20th day of JULY, A. D. 19 57
Hubert E. Nolin (Seal)
Notary Public for South Carolina

Geraldine Welch

State of South Carolina, Greenville County

RENUNCIATION OF DOWER

I, Hubert E. Nolin Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Sudie W. Massey wife of the within named J. T. Massey 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 H. C. BATES, HIS Heirs and Assigns, all her interest and estate, and also all 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 JULY, A. D. 19 57
Hubert E. Nolin (Seal)
Notary Public for South Carolina

Mrs. J. T. Massey

Recorded this 29th day of July 19 57, at 4:06 P. M., No. 17925

116.1-1-34