

1978 JUL 17 11:31

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

KNOW ALL MEN BY THESE PRESENTS, that FRANCES C. BOUTON

in consideration of THREE THOUSAND NINE HUNDRED FIFTY AND NO/100THS----- Dollars,  
(\$3,950.00)  
the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by the do grant, bargain, sell and release  
to JAMES E. KATES AND SHIRLEY G. KATES, THEIR HEIRS AND ASSIGNS

ALL that certain piece, parcel or lot of land situate, lying and being in Green-  
ville County, South Carolina, containing 2.01 acres, more or less, and designated  
as Lot No. 2 on a plat of Property of William I. Bouton, prepared by R. B. Bruce,  
RLS, and having the following courses and distances:

BEGINNING at a n&c in the center of Cross Plains Road at the joint corner of  
Lot No. 3 conveyed to Robert F. Green, and running thence along the Green line  
S. 83-01 W. 584.3 ft. to an ip; thence along the line of Lot No. 9 S. 11-00 E. 125  
ft. to an ip; thence along the line of Lot No. 1 N. 87-43 E. 598.7 ft. to a n&c in the  
center of said road; thence along the center of said road N. 13-55 W. 175 ft. to the  
beginning point.

THIS being a portion of the property conveyed to the Grantor by Flora T. Peter-  
son and R. E. Shipman by deed recorded on September 2, 1969, in the RMC Office  
for Greenville County in Deed Book 875 at Page 82.

THIS conveyance is made subject to any and all restrictions, easements, rights  
of way or zoning ordinances that may appear of record, on the recorded plat(s) or on  
the premises.

THE above property is conveyed subject to the following restrictions:

- (1) All lots on said plat shall be used for residential purposes only, and no of-  
fensive trade or activity shall be conducted on any of said lots.
- (2) The set-back line from the edge of Cross Plains Road for the location of  
a dwelling or mobile home shall be at least 50 feet, and all residences must have  
permanent underpinning. No shack, tents or temporary structures shall be used  
as a permanent home.
- (3) All sewage disposal shall meet the approval of the Board of Health.

together with all and singular the rights, members, hereditaments and appurtenances to said premises belonging or in any wise incident or apper-  
taining, to have and to hold all and singular the premises before mentioned unto the grantee(s), and the grantee(s)'s heirs or successors and assigns,  
forever. And the grantor(s) do(es) hereby bind the grantor(s) and the grantor(s)'s heirs or successors, executors and administrators to warrant and  
forever defend all and singular said premises unto the grantee(s) and the grantee(s)'s heirs or successors and against every person whomsoever law-  
fully claiming or to claim the same or any part thereof.

WITNESS the grantor's(s) hand(s) and seal(s) this 14TH day of JULY, 1978.

SIGNED, sealed and delivered in the presence of:

*William I. Bouton*  
*Francia C. Bouton*

*Frances C. Bouton* (SEAL)  
FRANCES C. BOUTON (SEAL)  
\_\_\_\_\_  
(SEAL)  
\_\_\_\_\_  
(SEAL)

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

PROBATE

Personally appeared the undersigned witness and made oath that (s/he saw the within named grantor(s)  
sign, seal and as the grantor(s) act and deed deliver the within deed and that (s/he, with the other witness subscribed above witnessed the  
execution thereof.

SWORN to before me this 14TH day of JULY 19 78

*Francia C. Bouton* (SEAL)  
Notary Public for South Carolina  
My Commission expires February 18, 1980

*William I. Bouton*

STATE OF SOUTH CAROLINA }  
COUNTY OF

RENUNCIATION OF DOWER (WOMAN GRANTOR)

I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the undersigned  
wife (wives) of the above named grantor(s) respectively, did this day appear before me, and each, 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 whomsoever, renounce, release and forever re-  
linquish unto the grantor(s) and the grantor(s)'s heirs or successors and assigns, all her interest and estate, and all her right and claim of dower of,  
in and to all and singular the premises within mentioned and released.

GIVEN under my hand and seal this

RECORDED IN DEED BOOK 875 PAGE 82

Recorded July 17, 1978 at 5:00 P/M

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4328 RV.2

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